carmel valley
outlook

FREE

OUR 18th YEAR, No. 1 | P.O. BOX G-1, CARMEL, CALIF. 93921 | (408) 624-0133 | JANUARY 4, 1979

THESE FOUR-LEGGED "hillside dwellers" can still be seen on some of Carmel Valley's slopes.

CVPOA hopes include help, new master plan

By DOUGLAS DESPARD
President, Carmel Valley Property Owners Association

My two greatest wishes for Carmel Valley for 1979 are:

(1.) That a group of volunteers will arise to help maintain the beautiful spot we now know;

(2.) That the residents get behind the Master Plan Committee and urge that their long, hard work come to a satisfactory conclusion.

To assist with my first wish, the CVPOA is sending out a questionnaire along with our January newsletter, asking volunteers to jot down the areas which interest them. After returning them to us, Cindy Hall, our coordinator, will compile the information and contact those of you who have come forward.

Cindy has joined us, as a part-time paid helper, to coordinate just such activities. This time we will keep track of your responses and follow up so that we can have an organization represented by the entire Valley.

We, the board members of the CVPOA, need your help in many areas, and hope that you will join us in our fight to preserve Carmel Valley. All too few have helped in the past—do something, and do it now!

If you are not a member, and wish to volunteer, drop a note to Mrs. Cindy Hall, c/o CVPOA, P.O. Box 157, Carmel Valley, 93924. If you are a member you will get the questionnaire in your newsletter. Please fill it out then and return to us.

One very important area is legal defense. We are attempting to form a legal pool of retired, or otherwise, lawyers, who would assist us in our legal work. You don't have to be trained in "land use law." We'll guide you there, but we need help on a volunteer basis to watch the activities of those who are interested in developing the Valley.

The CVPOA will address the Master Plan matter at their annual meeting at the Carmel Valley Manor on Thursday night, Feb. 8, at 8 p.m. Our guest speakers Bill Peters and Nancy Burnett will bring us up to date with the plan's progress.

Our future rests with the result of this new Master Plan. After it has been presented to the planning commission and board of supervisors, it will be discussed at several town hall meetings, so that the residents are aware of the contents and will have a chance to ask questions.

The Master Plan is tied into growth management; together they will be the barometer of things to come. The residents must show their interest in these important matters. Let us know your concern, tell us the area you'd like to work in and come to the annual meeting on Feb. 8, at the Manor.

We're over 1,000 strong now but need everyone's support if we are to preserve Carmel Valley.

Panetta urges preservation of area beauty

By U.S. Rep. LEON E. PANETTA

Looking forward to the new year, all of us who live in Carmel and Carmel Valley should do some serious thinking about the magnificent attractions our area has to offer and the challenge of maintaining and preserving them. If we merely take for granted the clean air, open space and unique natural beauty of our region, we clearly risk losing these treasures forever.

Since moving from Monterey to Carmel Valley as a child, I have seen enormous changes in this area. The river valley, at one time simply a series of small farms, today is rapidly becoming an extended suburb. Carmel itself has changed from a sleepy artists' colony to a thriving community overflowing with visitors who seek to capture some of that earlier flavor among the present day shops and restaurants.

These pressures show no sign of diminishing. With each passing year, the threat increases that our area's uniqueness may be destroyed by the very people who have come here to admire and enjoy it. There are no real villains behind this threat—simply individual citizens making individual decisions without fully considering the aggregate effect.

Faced with this reality, we who live here have a special responsibility to join together in planning sensibly for the future. Although we can't stop the clock or hoard our region's treasures strictly for ourselves, we can hold development within reasonable limits and prevent a wholesale surrender to the automobile and other reshapers of the environment.

The great majority of these planning decisions must be made at the local level. There are also certain aspects of the region's protection, however, that involve federal jurisdiction and therefore require my particular attention as a U.S. Representative.

One of these is the question of offshore oil drilling. No achievement during my first two years in Congress was more personally satisfying than the winning of Interior Department assurances that the Monterey County coastline will be exempted from oil exploration and development. Nevertheless, continued vigilance against this potential threat will be necessary as national

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under the oaks and among the cacti

by Mildred Hattan

Retirement dinner Tuesday for Sheriff Jack Davenport

Tuesday, Jan. 9, marks the end of the fourth four-year term and retirement of Monterey County Sheriff W. A. (Jack) Davenport. Assuming his duties on that date will be Sheriff-elect Bud Cook.

A retirement dinner has been planned for Davenport on Jan. 20, 8 p.m., in the Naval Postgraduate School's Barbara McNitt Ballroom in Monterey. Tickets are $15 per person and may be obtained from the Monterey sheriff's substation or phone 373-0613.

Nearly four decades of law enforcement have been logged by the six-foot five-inch lawman. He joined the Monterey police force in 1941 and after five years transferred to the California Highway Patrol. Fourteen years later he resigned and entered the race for sheriff. Seven candidates were defeated by Davenport in the primary election and in the November general he defeated Clyde Klaumann and took over retiring Sheriff Victor Tibbs's duties in January 1963.

With family members and many friends in the Carmel Valley, Jack in his Stetson has been a familiar sight and supporter of community activities beyond the duties of office.

Plans for the future are indefinite, but he is considering a security business, a political post or a job in public relations.

Valley Chapel Guild will meet

Mothers of students in the Carmel Valley Community Chapel Nursery School have been invited to be honored guests at the first meeting of the new year of the Carmel Valley Community Chapel Guild. The affair scheduled for Jan. 10 at 12:15 p.m. in Fellowship Hall will begin with a potluck luncheon. Mrs. Rudolf Bautz is luncheon chairman assisted by Mmes. Joseph Stekley, Ronald Brandly and John Darch.

Guest speaker following the business meeting will be a Valley resident, Janet Hurley, a licensed marriage and family counselor. Her topic, *How to Keep a Balance in Your Life*, will cover meeting your own needs so that you will be available to help others meet theirs.

Everyone is invited to attend the Guild meeting.

New minister

A warm welcome to the Rev. and Mrs. James Bracher and their 17-year-old daughter, Beth, who recently moved to our area from Terra Haute, Ind.

The Rev. Bracher will be the new minister at the Community Church of the Monterey Peninsula located next to Rancho Canada. Members of the congregation extend an invitation to the public to attend his first service Sunday, Jan. 7.

He replaces the Rev. Howard Bull, who has moved to Beloit, Wis., and Dr. Ronald Menmuir, who served as interim pastor.

Golden State bridge tourney to be played in Monterey

Bridge buffs of Carmel Valley are among players from all over the West who are participating in the Golden State Regional Bridge Tournament scheduled Tuesday through Sunday, Jan. 9-14, at the Del Monte Hyatt House.

The event is sponsored by the District 22 Organization of Bridge Units of the American Contract Bridge League. Games begin daily at 1:30 p.m. and 8 p.m. with special morning sessions to be played Wednesday through Saturday at 9:15 a.m.

Among Valley tournament officials are Darlene Kraemer, Jean McClay and Lyde Mink. Valley high school and college students serving as caddies with students from Monterey and Seaside are: Beth Allard, Jenny Mink, Pattie Wenzlik, Katie Allard, Cindy Gibson, Jeff Mink, Garth Hattan and Steve Allard.

Valley garden club meets January 11

If one of your resolutions was to tackle the garden this year, you will not find better advice or ideas than those offered by fellow members of the Carmel Valley Garden Association.

Ira Guthrie, a horticultural writer, has been invited to address the group for the first meeting of 1979 scheduled Thursday, Jan. 11, in the multipurpose room of Tularcitos School. He hosted the club last year on its field trip to the U.C. Santa Cruz Arboretum.

New residents are welcome to attend the meeting. There is no charge and refreshments will be served.

Parker injured in bowl game

The local fan club of Stanford's starting right defensive back, Rick Parker, shared the Valley player's disappointment when he was sidelined early in the Bluebonnet Bowl game with an ankle injury.

Former Carmel High athlete and winner of the Golden Helmet Award, Rick is the son of Mr. and Mrs. Richard Parker of Tierra Grande, who were in the Houston Astrodome on New Year's Eve with daughters Ann and Susan (Mrs. Steven Tamagni) to cheer Stanford's 25-22 victory over the University of Georgia.

Fewer fires in Valley

Carmel Valley experienced a "below average" number of fires this summer, with Valley residents cooperating in efforts to reduce fire hazards, according to spokesmen for the California Department of Forestry.

Pat Upton, fire prevention inspector for the CDF, said her inspection of the Valley shows "good compliance" by homeowners with a fire service request to keep their homes clear of leaves, dry grass and brush during the summer and fall fire season.

According to Nick Hughstead, a CDF firefighter, the total number of fires for the season was below average, with few blazes as large as two or three acres.

Burn permits are available during the winter for individuals with brush or trash to burn on their property. The permits are available by calling any local fire department or state forestry department station.

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OUTLOOK

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Students want more contact between high school, Carmel

By CAROL BIALEK
Student Body President,
Carmel High School

As student body president at Carmel High School, I've been asked to stop a minute and reflect on what I've encountered during my semester in office and what my feelings are about Carmel as a city dealing with the school.

I've been somewhat disappointed this year, in myself and in the situation I've had to deal with. There seems to be an increasing amount of apathy in students and it has begun to rub off on me. Somehow over the summer something was lost. Last year it seemed that every issue was a 'major' issue. The students in the leadership class stood for what they believed in; current events and political controversies were discussed with earnest and activities and projects were taken on with zeal. But this year little interest is shown in either national or community events. Students stand by and watch their projects fail without lending a hand or, worse yet, never attempt them.

I started this year with the spirit of '78 still glowing. But as the year progressed and the apathy and disconcern of those around me increased, I felt the glow extinguish and the spirit fade.

I don't want to paint a totally bleak picture, though. There are still groups of students who wish more out of school than five or six classes a day and a lunch break; the performing arts department is very active in both school and community events, and the athletics department is doing very well. There are students that are excited about doing productive activities, but unfortunately they are few.

It seems like a strange paradox. Most students seem to enjoy activities when presented, but few come out to help. For example, this Christmas the senior class had a candy cane sale in which one could order a candy cane for a quarter, complete it with a message, and send it, via Christmas elves, to a friend during class the Friday before vacation. Approximately 400 candy canes were sold, yet only a handful of people turned up to help. Only a small number of people were left with the enormous task of copying the personalized messages, attaching the messages with ribbon, locating the classrooms of the recipients and then separating the over 400 candy canes into appropriate piles according to classrooms. It seems sad to me that with such a popular project, so few people had the will to come out and lend a hand.

There is still another semester, though, in which there's the potential for high spirit and much activity. I'm hoping that the students will grow tired of their apathetic ways and start joining in to pull '79 around them.

As for the relationship between the city of Carmel and Carmel High, I find a great improvement. It seems that a new interest has aroused on both ends, pulling the two together. The *Carmel Pine Cone* has been a major asset, sponsoring an article on activities at Carmel High, covering sports events, discussing the problems with overcrowding C.H.S., etc. The paper seemed to finally acknowledge Carmel High School as an intrigal part of our city.

I know from talking with students that there is a general desire to work with the city rather than against it. Students wish to be thought of as concerned citizens equal to the residents rather than nuisances or troublemakers.

An example of the new alliance between Carmel and C.H.S. occurred recently when the Studio Theatre/Restaurant opened its doors to the performing arts department, giving them a chance to showcase their talent and to get out into the community.

In an effort to keep the businessmen in the community in contact with students, the Rotary Club sponsors a student each month to come down to Carmel and join them for lunch for four consecutive weeks.

These things and more have made Carmel more accessible to those who are interested. I hope to see even more cooperation between the students of the high school and the city because I feel that this union would greatly enhance both.

All in all this year has been an intense learning experience. Being in the position of leadership and responsibility has shown me parts of myself I have never before seen. Although I feel I somehow failed, since I did not succeed in arousing the student spirit, I feel that it has been a worthwhile experience being student body president, and that this experience will help me in whatever career I choose.

Planners to ponder fate of CV Ranch development

The first phase of residential construction at Carmel Valley Ranch comes before the Monterey County Planning Commission Wednesday afternoon, Jan. 10, in Salinas.

The hearing on the tentative subdivision map is scheduled to begin at 2:30 p.m. in the board of supervisors' chambers, Church and Alisal streets.

The commission will decide what conditions the subdivision will have to meet before construction on the project can begin.

The developer, a subsidiary of Landmark Lands Co. of Oklahoma City, proposes to build 140 townhouses in the first phase of construction. Twenty single-family homes originally included in this phase were temporarily dropped because California-American Water Co. will not supply water for them.

Under provisions of the Specific Plan for the development, Cal-Am must provide water or the developer must prove there is an alternative supply of water from a source other than the Carmel Valley aquifer.

The total development is envisioned as 500 homes and townhouses, a 100-unit resort lodge, an 18-hole golf course and a tennis club with 12 courts.

Major conditions to be considered for the first development phase include dedicating 1,000 acres of land as permanent open space, with public access through trail easements connecting the property to Garland Ranch Regional Park; sewage treatment through an on-site plant, with the effluent to be used to irrigate the golf course; and a road agreement that requires the developers to reconstruct the Robinson Canyon Road-Carmel Valley Road intersection.

The entire 1,700-acre property lies on the south side of the Carmel River at the intersection of those two roads.

Reconstruction of the intersection, which will probably involve an overpass-underpass intersection on Carmel Valley Road, could be delayed several years, however, because of the wording of the condition.

As proposed by the county Subdivision Committee, the developer would not have to rebuild the road until the first 160 units of the project are complete. Since it only plans to build 140 units in the first phase, and since it is limited to 80 units per year, it would be 1982 before work begins on the road.

Another condition calls for construction of retaining walls along the property's frontage on the Carmel River to retard erosion. Commissioner William Peters of Carmel Valley said he is skeptical about that requirement.

In addition to rebuilding the Robinson Canyon Road-Carmel Valley Road intersection, the developer also will have to pay a share of the cost for widening Carmel Valley Road to four lanes as far east as the Robinson Canyon. The share will be based on the developer's contribution to increasing traffic on the road.

If the rebuilding project costs the developer more than the ranch's proportional share, any excess would be credited against what it must pay for the widening work.

The conditions will be the subject of a public hearing before the commissioners vote. Their action will have to be ratified by the Monterey County Board of Supervisors.

CV Ranch conditions to be scrutinized by county planning commission

The Monterey County Planning Commission will meet Jan. 10 to review the subdivision map for the first residential phase of the Carmel Valley Ranch project.

The following conditions, recommended by the county Minor Subdivision Committee, can be amended by either the planning commission or the county Board of Supervisors. They will be discussed in detail at the meeting.

(1.) The subdivider shall submit three prints of the approved tentative map to each of the following utility companies: Pacific Gas & Electric Co., Pacific Telephone Co., California-American Water Company. Utility companies shall submit their recommendations, if any, to the Director of Public Works for all required easements.

(2.) That a governmental entity be created to own and operate the sanitary sewer collection system and treatment plant prior to the filing of the final map. If said governmental entity is subject to control by the board of supervisors, these facilities including design, ownership, operation and financing shall be subject to the approval of the Public Works Director. If the governmental entity is not subject to control by the board of supervisors, said entity shall approve all plans to the satisfaction of the Health Department.

(3.) That the effluent irrigation system be owned and operated by the owners of the golf course. The holding and mixing ponds shall be operated under agreement between the golf course owners and the governmental agency.

(4.) That the subdivider enter into an agreement with the governmental entity to subsidize operation of the sewerage and irrigation systems until such time as sufficient fees are being collected to support the systems on a continuous basis.

(5.) That all sanitary sewer collection lines and treatment facilities be in sanitary sewer easements or fee parcels owned by the operating governmental entity.

(6.) The subdivider shall pay for all maintenance and operation of street lights, fire hydrants, private roads, open space, sewerage systems and storm drainage from the time of installation until acceptance of the improvements for the subdivision by the board of supervisors as completed in accordance with the agreement and until an owners association or other agency with legal authorization to collect fees sufficient to support the services is formed to assume responsibility for the services.

(7.) That a drainage report be submitted for all areas contributing to drainage originating in or running through the subdivision.

(8.) That all graded areas of the street right-of-way be planted and maintained as required by the county surveyor to control erosion. The area planted shall include all shoulder areas and all cut and fill slopes. A report and plan prepared by a qualified person shall be submitted to the satisfaction of the county surveyor and include the following:

a) That the cut and fill slopes can be stabilized.

b) Specific method of treatment and type of planting, by area, for each soil type and slope required to satisfy Item a.

c) Type and amount of maintenance required to satisfy Item a.

(9.) That cut slopes not exceed 1½ to 1 except as specifically approved in concurrence with the erosion control report and as shown on the erosion control plan. Slope rounding shall be a minimum of 10 feet by 10 feet to include replacement of topsoil.

(10.) Where cuts or fills at property line exceed five feet driveways shall be rough graded in when streets are rough graded, and positive drainage and erosion control provided.

(11.) That the one-way road to Lots 6 and 14 be improved to a width of 14 feet as part of the subdivision improvements.

(12.) That utility services and sewer laterals be located within the area of rough graded driveways to eliminate trenching through cut slopes where possible.

(13.) That Holt Road be a county Standard Tertiary Sidehill Street for both relocation and new loop street extension.

(14.) That the subdivider enter into an agreement with the county to financially participate proportionately in the construction of Carmel Valley Road to four lanes from Via Petra to Robinson Canyon Road and the Carmel Valley-Robinson Canyon Road intersection prior to the filing of the final map. The agreement shall state that the intersection shall be constructed immediately following completion of the first 160 residential units and that should the subdivider be required to pay in excess of the development's share of the intersection construction, said excess shall be credited toward the developers share of Carmel Valley Road four lanes.

(15.) That the subdivider provide an emergency access from the Holt Road extension across the fairway to the future collector street.

(16.) That the subdivider dedicate a 60-foot right-of-way for the Holt Road relocation and request in writing that the old alignment be abandoned upon completion of the relocation improvements.

(17.) That the subdivider construct vertical curb and gutter along the development frontage of Robinson Canyon Road.

(18.) That the subdivider dedicate additional right-of-way for Robinson Canyon Road as required to construct the channelized intersection to the satisfaction of the Public Works Director.

(19.) That Old Ranch Road have two 20-foot travel lanes plus drainage control similar to County Standards Plate No. 2 with a positive barrier on median between lanes. For stage construction beyond the tennis club Area D intersection, initial construction may provide a minimum travel width of 24 feet plus drainage control. Curb and gutter shall be installed as required by Public Works Department.

(21.) That all other streets and private drives have a minimum pavement width of 20 feet plus drainage control, plus 8-foot parking bays where parking is allowed. Curb and gutter shall be installed as required by Public Works Department.

(22.) Road and driveway grades shall not exceed 15 percent.

(23.) That a grading permit be obtained from the Building Department.

(24.) That an Owners Association be formed for road, common area, open space and drainage maintenance.

(25.) That the developer construct retaining walls on the riverbanks and obtain the necessary permits from the Building Department.

(26.) That parking in the Planned Unit developments be provided in conformance with the Planning Commission parking policy.

(27.) That the foundations in the Planned Unit developments be constructed prior to filing of the final map.

(28.) That an overall landscape plan be submitted to and approved by the Director of Planning prior to filing of the final map.

(29.) That the 1,000 acre open space parcel be included in the final map.

(30.) That the open space areas be placed in an "O" zoning district and scenic easement. Scenic easement deed shall be submitted to and approved by the Director of Planning prior to filing of the final map.

WATER SYSTEM

(1.) Domestic water supply shall be provided by the California-American Water Company.

(2.) Storage and distribution facilities shall meet the requirements of the Public Utilities Commission Order number 103, the California Administrative Code, the Monterey County Subdivision Ordinance, and the Mid-Carmel Valley Fire District.

(3.) Water supply and facilities to serve the proposed golf course clubhouse and maintenance facilities may be separate from the domestic water company. If sewage effluent is used for irrigation of a golf course, evidence of adequate quality and adequate safeguards against cross-connection with the golf course irrigation system shall be submitted prior to beneficial occupancy of the clubhouse.

(4.) Water storage tanks, treatment facilities and pumping plant shall be subject to Use Permit setting forth specific design location and landscape conditions.

WASTEWATER SYSTEM

(1.) All homes and the resort lodge shall be served by a community sewage collection and treatment system under a permit from the Regional Water Quality Control Board.

(2.) Sewage system shall be owned and operated by a public governmental entity such as Carmel Sanitary District or County Service Area with power to levy and collect taxes and/or fees from the users of the system adequate to support maintenance, operation and replacement costs of collection and treatment facilities. The developer shall post a bond in an amount adequate to cover these costs prior to accumulation of tax funds.

(3.) An operator of the disposal system shall be employed immediately who shall be licensed by the state of California and qualified to supervise all regular operation, maintenance, testing, and reporting to appropriate Health and Water Quality Control Agencies, including Monterey County Health Department.

(4.) Wastewater shall not be permitted to flow or to seep or drain into the Carmel River. A continuous program of rodent control and inspection of pond berms shall be maintained.

(5.) Wastewater applied as golf course or other landscape irrigation shall meet the requirements of "Waste Reclamation Criteria," California Administrative Code, Title 22, Division 4, adopted March 25, 1976 or subsequently amended in rules and regulation of the state Health Department. Specifically, water used for irrigation shall exceed the standards of Section 60313, which requires adequately oxidized and disinfected wastewater, to the extent that the treatment processes of coagulation, sedimentation and filtration shall be added if the reclaimed water is to be used within 500 feet of any residence. Reclaimed water may not be used within 25 feet of any residence regardless of the treatment process used.

(6.) The rate of application shall be monitored to minimize percolation into underground water supply, taking into consideration depths of groundwater, soil characteristics, and type of vegetation. All necessary testing and analysis shall be performed for certification of plans by the Monterey County Health Department prior to starting of any construction of wastewater facilities. Routine monitoring of percolation rates must be performed after sewage system is in operation and reports submitted to the Monterey County Health Department.

(7.) Automatic control shall be utilized to prevent any spray irrigation upwind of any residence or place of public use during periods of wind velocity in excess of four miles per hour. Spray irrigation systems shall be designed and constructed so that no sewage shall drift or spray onto any residence. Hours of irrigation shall be limited to periods when a golf course is not in use by the public.

(8.) Storage of treated wastewater shall be provided for a period equivalent to the longest interval in which sewage effluent cannot be used for spray irrigation. Storage facility must be greater than minimum standards specified in Section 60341 of the Wastewater Reclamation Criteria. All wastewater storage ponds (including surge pond) must be lined with watertight lining. Quality of stored water shall meet the standards of the above mentioned Wastewater Reclamation Criteria, Section 60317, Restricted Recreational Impoundment by treatment consisting of oxidation, coagulation, sedimentation, filtration and disinfection prior to storage. Section 60317—Restricted Recreational Impoundment which requires adequately disinfected oxidized wastewater. It should be noted that this requirement limits median number of coliform organisms to 2.2 per 100 milliliters, one order of magnitude more stringent than the allowable limit for Landscape Impoundment or for Landscape Irrigation. Storage ponds within the golf course and driving range areas shall be posted at frequent intervals around the periphery to indicate that they contain treated wastewater and

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ROBLES RESIDENTS want to preserve a way of life that includes homes in sylvan settings like this, a view from Robles del Rio Lodge across the meadow below it.

Supervisors side with citizens' group

Two proposals denied; third delayed in Robles

CITING A HOST of problems in Robles del Rio, the Monterey County Board of Supervisors Tuesday turned down two subdivision proposals in the Carmel Valley hillside area.

Action on a third proposal was delayed until February, with rejection of the project likely at that time.

The supervisors, on a 3-2 vote, upheld the opinions of the citizens' group, the Robles Revolt, which mustered 200 names on petitions and a turnout of 25 people at the hearing to oppose the developments. They contend that the congested Carmel Valley Village community just south of the Carmel River cannot tolerate any further subdivisions until existing problems of street access, water supply and fire protection are solved.

> *The cumulative impact of all the proposed subdivisions "is crushing"*

Supervisors Sam Farr, Dusan Petrovic and Michal Moore voted to deny approval of the seven-lot Vista Robles subdivision and the three-lot Loefsky minor subdivision, both on Calle de los Agrimensors at the south end of Robles del Rio.

Supervisors Kenneth Blohm and Edwin Norris favored the projects.

The board gave landowner H. C. Steele until Feb. 6 to get new information to them on his three-lot subdivision on the same street before they vote on it. All indications on Tuesday were that the board would deny the project at that time.

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WHILE ROBLES DEL RIO is theoretically an ideal place to put new houses, said Farr, it has too many problems created by poorly planned development to allow new subdivisions at this time.

The county "should take an aggressive approach to solve the problems," he said. "Until then, there should be no more subdivisions."

Leaders of the Robles Revolt, including writer Colin Fletcher, said that the narrow, twisting 1930s roads, the difficulty getting fire trucks into the area and inadequate water lines which make firefighting difficult once they arrive, all stand as barriers to further subdivisions.

The cumulative impact of all the proposed subdivisions "is crushing," Fletcher said.

Attorney David Barish noted that the area has some 400 homes and 1,000 residents with only a single two-lane bridge for access. Current county subdivision standards require one access road for every 200 homes.

Fletcher said the Robles residents do not oppose construction on existing lots, merely the division of those lots into additional parcels which would increase the density of the area.

But Jack Van Zander of Bestor Engineers, who represented the four-man Vista Robles partnership, said the opponents "are using concern about water, traffic and fire to perpetuate the status quo. I can sympathize with them but you have to look at the rights of the individual."

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VISTA ROBLES would bring with it a water storage tank and community fire hydrants to help solve two of the problems, he said. As for traffic, figures prepared by Van Zander's firm indicate the streets in Robles del Rio are operating below their capacity.

Seven lots were proposed on 22.8 acres.

"It's grand to say, 'put one house on 22.8 acres' when that comes from people who live on half-acre lots," Van Zander said, taking a swipe at members of the Robles Revolt. "People have got theirs and they're reluctant to see things change."

Norris agreed, saying he would have more sympathy for the opposition "in these overloaded areas if the people who lived there would draw lots and every other one would demolish their home."

"The answer to spilling milk is not to spill more," countered Fletcher.

"I don't want anybody to come into my bomb shelter after it's full," said area resident Joe Nolls.

"There comes a time when you have to say, 'That's it,' " agreed Petrovic.

"I'll hate myself tonight," he added, after voting down the Vista Robles proposal and following that with a vote against the Abraham Loefsky request. Loefsky wanted to put three lots on 7.7 acres.

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AFTER THE OTHER TWO subdivisions were turned down, attorney John Joyce asked a delay on the 22.8-acre Steele-Cooper subdivision to get more information on the suitability of the land for septic tanks. Although the board obviously committed itself to a ban on new subdivisions in Robles del Rio, Moore said Steele is entitled to all legal protection in pursuing his subdivision proposal.

Three new faces for Planning Commission

The Monterey County Planning Commission could have three new faces by next month. But the three county supervisors who have appointments to make at the end of January have not yet decided whom they will select.

The terms of Commission Chairman Charmaine Cruchett of North County, and Commissioners Peter Cailotto of Salinas and Charley Williams of Seaside all expire Jan. 23.

At the same time William Peters of Carmel Valley is scheduled to succeed Mrs. Cruchett as chairman of the commission. The panel advises the Monterey County Board of Supervisors on planning matters in areas outside the boundaries of incorporated cities.

Mrs. Cruchett is certain to leave the commission. A slow-growth advocate appointed before Supervisor Kenneth Blohm took office, she has long been at odds with the supervisor on planning matters related to the type and rate of development the county should have.

Blohm said he has a selection committee reviewing applications to fill the seat.

Cailotto, an appointee of Supervisor Edwin Norris, would have to be reappointed by Norris's successor, Barbara Shipnuck, to retain his seat.

Mrs. Shipnuck said Tuesday she has not contacted Cailotto yet to learn if he wants to continue in the job. She said she might reappoint him if she can find no better qualified candidate to succeed him.

Supervisor Michal Moore said Williams is interested in remaining on the commission, adding that he still plans on taking applications for the post to learn if anyone else is interested. He said Tuesday he has made no commitments about an appointment to the seat.

Scenic zoning for Cachagua

The Monterey County Board of Supervisors Tuesday placed strict scenic conservation zoning on the first major subdivision ever approved in the Cachagua Valley.

The board voted 4-0 to put the 90.7-acre Asoleado subdivision in the "SC" zone, which requires county approval for the design and location of any structures on the property.

The subdivision approved by the board creates nine 10-acre lots on the property at Cachagua and Nason roads. The developers are Russell McCoy and Dewey Carpenter.

Jack Van Zander of Bestor Engineers, spokesman for the developers, argued that since the property is not visible from any county roads, it should not be subject to the restriction of SC zoning.

Supervisor Sam Farr of Carmel countered that the zoning is needed because the Cachagua Master Plan requires the county to control ridgetop development, scenic vistas and potential sources of erosion.

Only Supervisor Edwin Norris of Salinas was absent from the unanimous board vote on the matter.

Panetta urges preservation of area beauty

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pressures grow for finding new energy sources.

Federal authority also affects us very directly in the management of the national forest and wilderness areas virtually at our doorstep. These areas are a major element in our region's special attractiveness. And as the Marble-Cone fire and its aftermath recently demonstrated, the responsibility for protecting these resources is a huge and complicated challenge.

Yet another area in which I have a special voice as a federal legislator is agriculture. The few remaining family farms in Carmel Valley cannot possibly survive very long in the face of development pressures unless estate tax measures and U.S. agricultural policy are changed. I will be working toward these goals in the days ahead as a member of the House Agriculture Committee.

No effort to protect our area can succeed, however, if the task is merely left to elected leaders. The challenge before us requires the direct involvement of every concerned citizen, and on a continuing basis. The preservation of our area's unique beauty must be our new year's resolution not only in 1979 but every year in the future.

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Mello reflects on 'tax-quake'

By HENRY J. MELLO
Assemblyman, 28th District

CALIFORNIA'S "tax-quake" was definitely the number one issue in the 1977-'78 session.

From the first day I took office in 1976 to the final, hectic hour in 1978, we have debated and studied and voted on every aspect of the California tax structure.

But in the midst of these discussions we met a number of significant objectives dealing in California's public policy.

We met a Supreme Court mandate to refinance public schools, with the state assuming more of the cost of education from local property tax rolls, likewise, health and welfare costs were shifted to the state.

We met the public demand to reinstitute capital punishment and took other steps to make it clear that we have no tolerance for violent criminals.

The process of approving industrial projects has been streamlined and a new department to promote economic and business development has been created.

We moved to safeguard the future of our natural gas supplies and passed a solar energy tax credit that could put California at the frontier of this new technology.

A program to develop more jobs for young Californians was created and mandatory retirement abolished.

We made major gains in improving the lives of our growing senior citizen population.

•

FOLLOWING THE PASSAGE of Proposition 13 in June, the legislature was required to come up with the plan for distributing $4.1 billion of the state surplus to local governments, which were going to be $7 billion short this fiscal year, and setting the terms for applications to a $900 million Local Agency Emergency Loan Fund. In addition, the plan for Prop. 13 implementation called for us to reallocate $5.4 billion in projected property tax revenue after July 1.

Cutting the fat out of government doesn't mean simply eliminating one or two entire programs to come up with the right balance. It means cutting according to the productivity of every program. The message of Prop. 13 was two-fold: stop over-taxing us and give us greater competence.

I don't want to give the impression that budget-cutting and good management are new concepts about to be instituted for the first time by state government. If that were the case, we would not have $7 billion surplus available to make up for property tax losses and to return to taxpayers.

We have minimized growth in spending, keeping state government costs well under the amount of revenue. The other factor responsible for the large surplus is inflation. And while we can't control inflation to the degree that we can control spending, we have reformed state law to minimize the inflationary impact on personal income and the cost of government.

•

THIS NEXT SESSION will provide an even greater challenge to minimize inflation. I am co-sponsoring a constitutional amendment which would put limits on the state and local governments' spending.

We're going to have to work together to solve problems more resourcefully with limited and existing revenues—looking to the private sector for creative and responsible contributions, and to the people in our communities and neighborhoods. We must rely upon greater citizen participation in solving social problems, whether we are dealing with crime prevention, the environment, or the education of our young people.

The task ahead is determining which government programs are wanted and performing best and where the cuts should be made.

I think, on balance, we've made a good beginning in the brief period since the June election, when Californians made it clear there's a limit on what government will be paid to provide services. And, even with reduced taxes, the people want their money's worth.

Spalding golf Pro-Am this weekend on three Peninsula courses, $100,000 prize

Twenty-one current or former PGA and LPGA tournament champions are in the field on three Monterey Peninsula golf courses for the $100,000 Spalding Invitational Pro-Am, Thursday-Saturday, Jan. 4-6.

The Spalding, with a $20,000 first place check, is the first event in United States golf history in which men and women touring professionals will compete against each other for equal prize money.

Four of the top 11 LPGA tour stars of 1978 are pitted against 78 touring and club pros, 27 of them from the regular PGA tour. They are two-time U.S. Women's Open champion Hollis Stacy, Sally Little, Amy Alcott and Debbie Massey.

The four LPGA tour winners join their 27 PGA tour counterparts, 17 of whom have championship titles to their credit.

They are defending champion Rod Funseth, Al Geiberger, Dave Stockton, Pete Brown, Lon Hinkle, Mike Morley, Rod Curl, Danny Edwards, former Spalding winner Forrest Fezler, Don Bies, Bob Gilder, Jerry Head, Dick Lotz, Bob Lunn, Tom Purtzer, Bob Wynn and Larry Ziegler.

The 21 regular tour winners join a field that includes 78 male pros, the four women and 234 amateurs who will compete over the first three rounds.

Gallery tickets will be available for three remaining days at Laguna Seca Golf Ranch, Rancho Canada-East and Spyglass Hill. For information phone 373-2221.

MIMI AND RODOLFO express their love during the first act of the Western Opera Theater production of "La Boheme" Thursday, Jan. 11 at 8 p.m. in the Hartnell College Performing Arts Theatre, Salinas.

EARNEST DISCUSSION: Penny (Linda Britt) and Andy (Keith Decker) talk over their differences in a scene from the comedy, "A Girl Could Get Lucky," on stage Thursday through Sunday evenings at the Studio Theatre/Restaurant, Carmel. (Del Kaller photo)

'Patience' on stage at Barnyard

Patience or Bunthorne's Bride, Gilbert and Sullivan's light opera about turn-of-the-century England, will be staged by the Carmel High School music and drama departments Tuesday through Sunday, Jan. 9-14, at the Carmel Barnyard Theatre, Highway 1 and Rio Road, Carmel. Curtains are at 8 p.m.

Written as a character satire of Oscar Wilde and the superficial culture of early 20th century England, *Patience* is the story of a beautiful milkmaid loved by two poets. Bunthorne is a witty yet insincere man adored by the women of the town. However, the wooing of Patience becomes his only frustration.

Grovsnor, Patience's young love, returns to the community to win her heart and the town with his sincerity. Bunthorne is left alone.

Directed by Bob Lester, an instructor with the School of the Performing Arts at Carmel High School, it stars CHS students Robin Pease and Sue Morris, double-cast in the lead. Bunthorne is played by Bob Aronson and Mark Hudgens portrays Grovsnor. Tina Paradiso is the musical director and musical accompaniment is provided by Jason Anderson.

Proceeds from the musical will benefit the music and drama departments at the high school and pay for production costs.

Tickets, at $4 for adults and $2 students, are available at the Carmel High School ticket office or the Barnyard Theatre.

For reservations or information, phone 625-1228.

Lone parents plan celebration

An end-of-the-week celebration and a picnic at Mission San Juan Bautista are the events scheduled by Parents Without Partners this weekend.

Lone parents will meet for T.G.I.F. at the Briar House Restaurant, Mission and Seventh, Carmel, Friday, Jan. 5, at 5:30 p.m.

Children and parents will visit the mission Sunday, Jan. 7 at 10 a.m. for a gentle dose of California history and a picnic. To carpool, meet at Denny's on Abrego and Fremont, Monterey.

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How young families cope with soaring

Most would not be able to afford the houses they now live in if they started now

By KEN PETERSON

WHEN HORACE GREELEY said, "Go west, young man, and grow up with the country," in the 19th century, he never envisioned the situation that exists in Carmel Valley, 1979.

Economic pressures all point away from the Valley as a place for younger couples to make a home and raise their families.

Real estate prices jumped from an average of $98,000 for a house in 1977 to $150,000 in 1978 for sales handled by Monterey Savings and Loan, the Peninsula's leading lender.

Higher interest rates strengthen a trend toward larger down payments for houses as a way to reduce the staggering burden of monthly payments. And those down payments usually come from the sale of a previous house; but young couples raising a family are unlikely to have a lot of equity in a previous home.

The financial factors are reflected in the statistical increase in the average age of Valley homebuyers, from 55 years in 1976 to an average of 57.5 years by the end of 1977.

But statistical trends are not universal statements. There are students in Valley elementary schools, there are young families buying and building homes.

Some are lucky. They bought their homes before prices skyrocketed. In other families, both parents go to work to pay for the house. Still other couples built their own home, a cheaper alternative to buying ready-made. Some have the luxury of an independent income; others are frugal and share a house with another couple to make ends meet.

Through ingenuity and work, these families buck the trend. But Carmel Valley steadily becomes an older and more exclusive place to live.

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HARD WORK, thrift and a fair amount of luck have put Jeff and Lorrie Stiles in their Carmel Valley home.

Each day at dawn one of them is on the road, driving to the job they share as owners of Beardsley's Donut House in Monterey. The other stays at home, getting sons Adam, 6, and Nathan, 3, ready for class at Tularcitos School. At least once a week they each volunteer their time in the classrooms there.

They bake their own bread, raise vegetables in their garden, patch old jeans, and gave homemade Christmas presents this year.

Jeff and Lorrie live their lifestyle by choice. As a result of their frugality, they were able to buy a $120,000 home this year. It is their second in Carmel Valley and the fourth house they have owned since they were married seven years ago.

Lorrie says it is a matter of priorities: some people spend their money on expensive vacations or a home video recorder. She and Jeff put their money into their home.

"We always bought dumpy houses and fixed them up," Jeff said. "We were lucky to get in. We bought before prices went up."

•

THEY BOUGHT their first house in 1972, when Jeff was 23 and Lorrie 22. Just out of San Jose State University, they borrowed $4,000 from their families for the down payment on a $25,000 house in Concord.

Their second home, again a cheap fixer-upper, was in Walnut Creek; remodeling and the housing market boom increased the value of their investment.

Then Jeff decided to give up an engineering career. "I didn't want to work for 40 years and then retire," he said. By chance, the couple heard that the doughnut shop was for sale. Selling their house gave them money to buy the business and enough extra to put them into their first home in Carmel Valley in 1977.

"We bought the cheapest house in Carmel Valley," says Lorrie of their place on Lower Circle in Robles del Rio.

Just a couple months ago they "fell into" a good deal on their present home, a three bedroom place on Laurel Drive just west of Carmel Valley Village that cost them $120,000.

•

BOTH JEFF AND LORRIE say they wouldn't have the house today if they weren't thrifty.

"People spend money on different things," Lorrie said. The Stileses, married while Jeff was a junior in college, lived for a long time on $60 a month, Lorrie said.

"For a year we had peanut butter and jelly sandwiches, Kool-Aid and an apple for lunch."

"We're not big spenders," Jeff said. "We save a lot that way. It enables us to live on the salary we have."

The salary, according to Lorrie, is "less than we made when Jeff was an engineer three years ago."

The key to their living in Carmel Valley was owning inexpensive houses beforehand and accumulating equity in the property.

Without that background, "We couldn't afford this house right now," Lorrie asserted.

"It's impossible to get out of college and get a minimal loan (to buy a house)," Jeff said. He paused to think a moment.

"It's just impossible."

•

THEY ORIGINALLY bought a Carmel Valley house because they couldn't find anything in the area to rent. Today, with rental prices high and house payments even higher, it looks like Warren and Linda Kaufman made a good move.

They bought that first house eight years ago, when they were both 28 and Warren was getting started in the construction business. It cost $15,500.

"There were few any cheaper," he recalls. "We were able to buy it because my father loaned us $5,000 for the down payment."

Their family quickly outgrew the place and when they sold three years later, the 500-square-foot bargain had increased in value to $26,500.

Today, the house on Panetta Road they bought in 1973 for $35,000 would command $140,000 Warren estimates.

While the couple could afford that after a good construction year, he added that if he were coming to Carmel Valley now, "It would not be a good business decision to spend all my money on a house."

As a builder with his own company, Warren said he needs to keep his capital free to buy lots and build new houses. Buying at current market rates would leave him little to work with.

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WHILE MANY of the buyers of his houses are younger couples with families, he said they "all had help. They didn't buy on their own."

The "help" runs the gamut from gifts from parents to a previous house sale which earned a lot of equity, he said.

Then, too, Linda noted, many of the couples have independent incomes from trust funds or other investments. Others are professional couples, and both the husband and wife work and earn good salaries.

But Warren said the basic secret to making it in Carmel Valley is longevity.

"Most of my close friends have been here a long time," he said. "They bought their houses before prices went out of sight."

Now, he said, the Valley is becoming inaccessible to lower income families—"and lower income around here is $25,000 a year."

•

THE COUPLE feels the effect of changing social patterns in the Valley, particularly with their younger children, Chris, 7, and Lisa, 5. Their oldest son, Bill, is 16.

"The one complaint I hear over and over again is that there is very little happening for children," Linda said. "There are so many older people here now. They've raised their families and could not care less."

Still, younger families keep coming to the Valley.

"A lot of people are really struggling," Warren said. "So far, we're making it."

"The question," added Linda, "is whether it's worth it to live here."

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JOE NOKES thinks so. He has been trying to find a house in Carmel Valley for a year. Thus far, his search has been fruitless.

Joe, 28, moved down from Chico with his wife, Penny, 24, and two young children last year when he became a music teacher for the Carmel Unified School District. He splits his time between Tularcitos, Carmelo and Middle schools, so he would like to live in the Valley.

"It's a source of extreme frustration for me," he said. "I want to be a part of the community. There's no way it can be done."

He is probably as knowledgeable as anyone about the less expensive homes available in the Valley, since he has looked at all of them with his wife during weekend house-hunting trips.

The latest are typical, he said. One house, priced at $68,500—"That's reasonable, we could afford it," he said—is on a 30x50 foot lot right on a creek.

"The roof is totally a waste," Joe said. "All the plaster is hanging down from the ceiling. It's a real ghetto job. It would take $30,000 to improve it."

Two other houses are in the $80,000 to $85,000 range. One is a one-bedroom home, a second on a small lot and badly in need of roof repairs.

"If the prices are reasonable, the houses are dilapidated," he said. "I couldn't get the bank to loan the money on two of the three."

•

JOE AND PENNY own a house in Salinas. His daily commute to work is a 60-mile round trip.

Penny doesn't work now, but Joe figures when their children are old enough to be in school (the oldest is three, the youngest, one), she might get a job to raise the family income.

"I'm at the point with the school district where, year to year, my salary will go up," Joe said. "But it's not in proportion to the price of housing lots."

He's kicking around ideas about buying a larger parcel of land with friends and trying a small subdivision, anything to get a toe in the Valley.

He has even taken on an additional job teaching choir for All Saints' Church in order to earn more money.

Still, Joe said, "It's not enough to swing it."

•

AMILIA AND RICHARD Franke have been in Carmel Valley for several years and so are not facing the same pressures their friends are.

But people Amilia knows in Robles del Rio are finding novel if difficult ways to make their homes in the Valley.

One woman, a single parent, has three

JEFF AND LORRIE STILES, with sons Adam and Nathan, have owned four houses since 1972. By living frugally, they can afford to live in Carmel Valley. (Kirk McClelland photo)

aring housing costs in Carmel Valley

jobs. With two children, Amilia said, "It is the only way she can keep a house."

"Then you'll find two or three families living in the same house," she said. "They have to live together to make it. That's the way the Valley is."

The new families she knows who are moving in "have sold a house and have a stake. Or they live in Cachagua."

•

CAROLYN AND BOB Rice found their Tierra Grande home three and one-half years ago, thus avoiding the bite of inflation in the housing market. The house today is worth two and a half times what they paid for it. With Bob working for a Monterey public relations firm, they are settled and secure in the Valley. Both are in their early 30s and they have two children under 6.

They are among the dwindling number of parents with children at Carmelo School, and Carolyn said, "It's sad to see. A lot of young families really are being squeezed out."

Single-family homes are priced too high she fears, adding, "I would favor lower-priced condominium complexes to help young families get out here."

For the present, she said, "There probably is no alternative. Either you look for a house or you are not living here."

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JOHN AND BELINDA Wormington are still looking for their Valley house. John, 33, is a contractor who became independent just last year. Belinda, 30, helps with the business but does not work outside their home. They rent in the Valley now, but she is optimistic that within three years they will be able to buy a lot and build their own house.

First, though, John has to establish his business and sell a few houses so the couple can accumulate the money to make a down payment on the land—an expensive proposition these days.

Belinda has lived in Carmel Valley since she was 12. Both she and John want to make their home here.

She believes building their own home is the key.

"For us, it's not a hopeless task," she said, adding, "A lot depends upon how his houses sell."

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STEVE TRAPKUS, 32, and his wife, Susan, 29, solved part of that problem by buying their one-acre lot near Hacienda Hay and Feed three years ago. The land cost only $22,000 then, compared to the $50,000-$70,000 range for similar parcels today.

They avoided the problem of coming up with a lot of cash for the land and house by paying the property off on a short-term loan while they rented a house. They moved into the house Steve built this year.

A lifetime local resident born in Carmel, Steve wanted to make a home here for his wife and their three children.

Still, he muses, "My friends can't even get up a down payment."

And if he had to buy the land today and start again on the house?

"I don't know what I'd do. To buy a lot for $50,000 or $60,000 ... it's hard to say.

"The Lord has provided for our needs."

•

SIX YEARS AGO, Verin and Linda Gesicki were trying hard to find a buyer for their building lot in Tierra Grande. They were making payments on a home elsewhere on the Monterey Peninsula and on the $18,000 lot in the Mid-Valley ridgetop subdivision.

But land was plentiful, and available for less than that. There were no takers.

Today, the couple lives in a $200,000-plus home Verin built on the property two years ago—a house both of them admit they couldn't afford if they were going out to buy it now.

The land they gladly would have sold for $18,000 in 1971 or 1972 is now worth more than $60,000. Neighboring lots command at least that much.

And the Gesickis, both 29, don't see things getting any easier for other young couples looking for homes in the Valley.

"We got in earlier," Verin said. "We're lucky."

They bought the property under the G.I. Bill after he left the Army at Fort Ord. They struggled with payments on another house and the land until they could afford to build on the property. Linda worked at a supermarket for five years while he got his construction business going.

Even today, despite what he estimates as a 25 percent rise in construction materials costs in the past two years, Verin said a good house of 1,250 square feet would cost about $40,000. It becomes unaffordable for younger families in Carmel Valley when the land price is added, he said.

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THERE IS A rule of thumb that land should account for a fifth or a quarter of the sale price; that doesn't apply in the Valley, he said. He believes the figure is closer to a third of the price.

"That is getting to the ridiculous," Verin said. "I really don't know how the hell you pay for one of these things."

Then, too, he noted, "if you pay $60,000 for a lot, you aren't going to put a $40,000 house on it." As the cost spirals, less affluent families are priced out of the market.

Verin and Linda feel the effects of this in their own neighborhood.

Their children, 6-year-old Brandon and daughter Shelley, 4, bustled happily through the living room as we talked, taking pot shots at each other and their parents with cap guns.

But Linda said they "spend too much time inside" because the neighborhood has few other children for them to play with.

"Tierra Grande is an older subdivision," she said. "There are not that many kids. Our kids get lonely."

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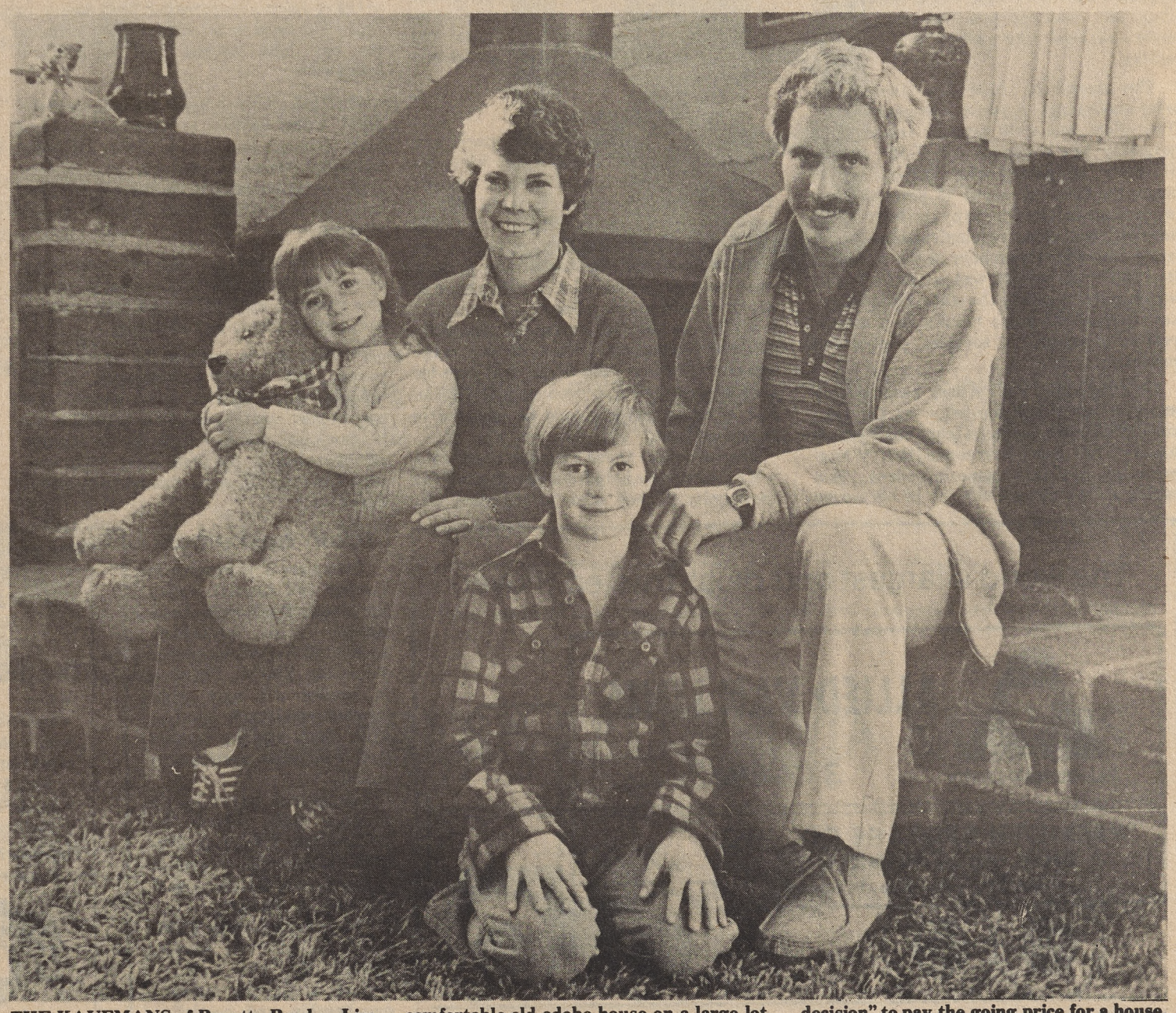
HER SUBJECTIVE FEELINGS are borne out by the declining enrollment at Carmel School, where the Gesicki children are students. Despite an attendance area that stretches from Highway 1 to the Farm Center at Mid-Valley, fewer than 130 pupils attended Carmelo this fall. Just four years ago, the school had nearly 200 students.

Linda doesn't believe it will get any easier for families.

"I don't see how anybody can make it, if they're an average person and buy a house," she said. "We couldn't afford to buy this now."

"We couldn't afford this. Period," said Verin.

VERIN GESICKE, with daughter Shelley, wife Linda and son Brandon, built this cathedral-beam home in Tierra Grande on a lot the couple bought for $18,000 and would gladly have sold for that amount a few years ago. The land alone would cost at least $60,000 today.(Kirk McClelland photo)



THE KAUFMANS of Panetta Road — Lisa with teddy bear, Linda, Warren and Chris, kneeling (son Bill was out of town) — have a comfortable old adobe house on a large lot. But Warren says if he were buying into the Valley today, it would be a "bad business decision" to pay the going price for a house. (Kirk McClelland photo)

School superintendent concerned over finances

By Dr. CARL E. WILSEY
Superintendent, Carmel Unified School District

The year 1978 has seen some significant events and changes in the Carmel Unified School District. Early in the year Edward T. Reilly Jr. submitted his resignation as a member of the board of education, after serving for one year. He was replaced by Clayton B. Neill Jr., who had served previously as a board member between 1961 and 1969. Mr. Neill took office on Feb. 9, 1978, and will complete his appointive term on Nov. 30, 1979.

On July 1, 1978, Dr. Harris Taylor, who had served with distinction as superintendent of the school district for 12 years, resigned his position to return to teaching. He was replaced by Dr. Carl Wilsey, a professor of educational administration at the University of Northern Colorado, and former superintendent of schools in Santa Cruz.

Perhaps the most significant and far-reaching event of the year 1978 was the passage of Proposition 13. This major revision of local government financing resulted in an 8 percent cutback in the 1978-'79 funding level for the Carmel Unified School District as compared with the previous year of 1977-'78.

In order to balance the budget for the current school year, under the restrictions imposed by the Jarvis-Gann bill, it was necessary for the school district to trim its payroll by making cutbacks in its teaching and non-teaching staffs. A further result of Jarvis-Gann was that many employees of the district were denied a pay increase, despite a rise in the cost of living of 8 percent or more during the year.
to balance the budget for 1978-'79.

If inadequate funds are provided by the state, our district will undoubtedly face severe cutbacks in staff, education programs and services. In addition, we may well be faced with growing employee unrest if we are not able to provide adequate salary adjustments to keep up with the present high rate of inflation.

On the more positive and hopeful side, the year 1979 should see the development of a list of minimum competencies for elementary students, and a system for testing the achievement of those competencies. A new language arts curriculum should be ready for adoption during the year, and we shall have completed our development of a master plan for school improvement for the district as a whole.

We look forward to another year of dedicated service by our staff members, hard work by our students, and support from parents and citizens of the community.

CV Ranch up for approval

By AL EISNER

THE FIRST PHASE of the largest development ever proposed for Carmel Valley comes before the Monterey County Planning Commission for approval next Wednesday, Jan. 10.

Landmark Lands Company of Oklahoma is seeking a use permit to proceed with the construction of 140 residential units at the Carmel Valley Ranch site, Carmel Valley Road at Robinson Canyon Road. This represents the first residential phase of the development which eventually could have 500 townhouse and condominium units plus a 100-room lodge.

Landmark already has approval for the construction of the golf course and tennis courts at the site. Bulldozers have been moving earth for the past several months, to the anguish of residents of the Valley.

When the Specific Plan for the project was granted approval by the board of supervisors two years ago, dozens of tough conditions were attached. Hundreds of people had turned out for the final hearings to register their protest. They left frustrated but hopeful that the stringent conditions would lessen the environmental impact of the huge project.

During the past two years, representatives of Landmark have been quietly working with county staff people to meet, ameliorate or modify the conditions. Several are still unresolved at this writing (see story page 17). Others have been partially met. Some proposed solutions are not acceptable to county officials.

Because the controversial project will have such great impact on the quality of life in Carmel Valley, and because it has stirred such great interest in the community, we have taken the unusual step of reprinting the entire list of conditions suggested by the county subdivision committee (see page 17). They deal with major matters like traffic, sewage, water supply and air pollution, but also are concerned with smaller issues like encouragement of the use of native vegetation along the banks of the Carmel River.

We hope interested citizens will take the time to read the list of conditions, and make their feelings known to our county officials. They can do this by contacting Supervisor Sam Farr, Planning Commissioner Bill Peters or others before the meeting next week. They can be even more effective, perhaps, by actually attending the hearing in the Supervisors Chambers in Salinas. For many, these hearings have been a valuable lesson in democracy.

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THIS EDITION contains part II of a series by reporter Ken Peterson examining the critical housing situation in Carmel Valley.

Last week's article, you may recall, dealt with the reasons for the skyrocketing cost of housing in an area where land and homes are scarce and high-priced.

This week's article (pp. 8-9) includes interviews with about a dozen young Carmel Valley families who are coping with the high cost of housing in different ways.

One of the interesting facts you will read in the article is that the average age of homebuyers in Carmel Valley is creeping higher. Just a few years ago the average age of a homebuyer was 55. Today it is 57.

Will young people continue to try to live in the Valley? What will be the impact on the community if it progressively gets older? How will that affect the quality of life in Carmel Valley? What can we do about it?

These questions are posed by the article. There are no easy answers, but defining the problem sometimes can be a step toward solution.

Impact of Proposition 13 felt in Carmel school district

By CLAYTON B. NEILL Jr.
Chairman, Board of Trustees
Carmel Unified School District

Two major events during June 1978 made that month one of the most significant in recent years for Carmel schools.

The high school graduating class was one of the best ever in terms of academic and athletic achievement. College admissions and standard test scores for grade 12 students were very high. But possibly more important was the positive spirit of the class—amongst themselves and towards others.

The month of June saw the voters overwhelmingly approve Proposition 13. The effect was a 40 percent reduction in property tax revenues for K-12 schools. However, temporary state "bail-out" funds made the final cut about 10 percent. Cuts were made in many areas by the board after carefully reviewing recommendations from many interested members of the community. The major impact was in staff salaries, which were frozen by the state. Of course, a severe financial crisis results in a careful review of programs, services, people and priorities.

On July 1, Dr. Carl Wilsey assumed the superintendent position following Dr. Harris Taylor, who chose to teach high school history. Bill Rand succeeded Bob Whitehead as assistant superintendent, Bob taking a superintendent's job in his native Washington. There were practically no other changes in the certificated staff except for one retirement and several resignations. The classified staff experienced a larger number of resignations. The terms of board members were extended about seven months by the legislature to coincide with other elected officials.

Parents and citizens are always interested in the standardized test results made each year for students in grades 2, 3, 6 and 12. This year's test scores in reading and math were especially encouraging even after discounting some of the cultural and other advantages enjoyed by Carmel students.

THE YEAR 1979

Nearly all professional educators and board members in California are seriously concerned with the future financial picture. The first concern is the potential loss of local control which has been constantly taken over by the state. Greater percentage of state funding probably means greater state control. Reductions in funding have to result in reduced services.

Will class size be increased? Hopefully not, but probably yes. How do you make budget reductions when 85 percent goes for staff salaries, except by reducing staff? The cost of living factor should be included in salary decisions.

The impact of these revenue reductions will require more help from parents and the community if they wish to maintain this excellent school system. Already, adult education and recreation programs are mostly on a "user-fee" basis. Many of the athletic, cultural and enrichment programs, as well as transportation, may face more user type charges. Transportation is often considered a luxury by those adults who claimed they walked long distances to school. But, buses are much safer and more fuel and cost efficient than cars in a district with our geographical distribution.

Other future concerns for 1979 are:

(1.) The need to provide student training for our local tourist and agricultural industries.

(2.) Find a way to make the long overdue plant modernization at the 1,200-student high school, and to provide at least adequate science, cafeteria and library facilities (practically no additions have been made since mid-1960 when there were 800 students).

(3.) The need for teacher retraining, especially in the 40-50 age group, in view of the fewer educational leaves, less mobility and rapidly changing technology.

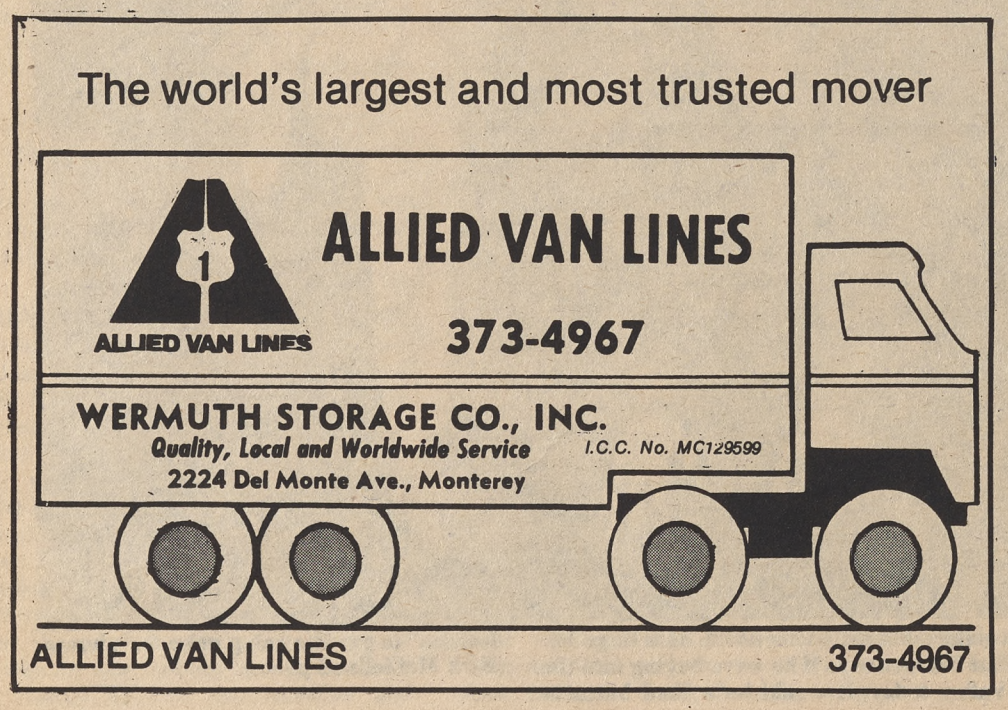
I would like to conclude by encouraging parent and citizen participation in the schools, since studies have shown that parent participation in school activities can be the most significant factor in student achievement. If possible, offer your own time and effort in some constructive school endeavor.

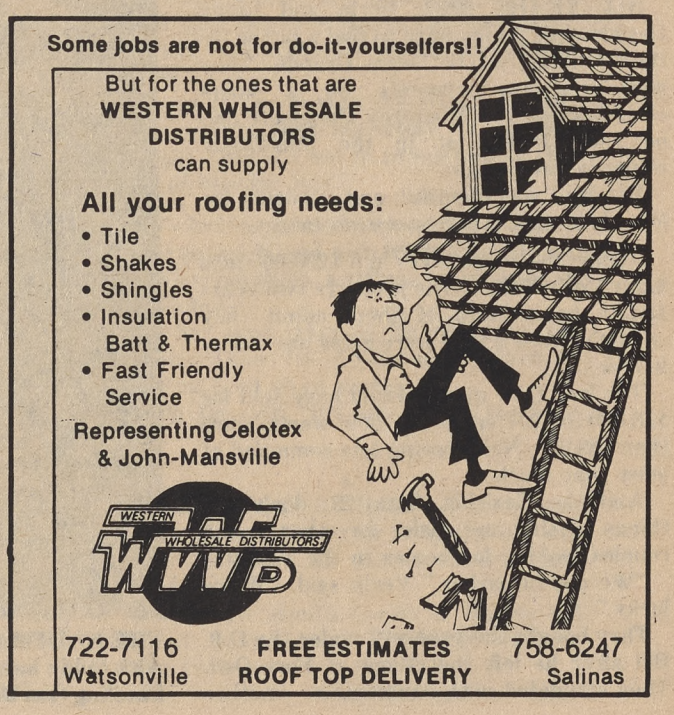
Youth basketball

Teams are now forming in Carmel and Carmel Valley for Youth Basketball Association (YBA) basketball, sponsored by the Monterey Peninsula YMCA. Children in grades 4-8 may play, regardless of their level of skill. YBA has no tryouts and everyone participates equally.

Youngsters may register through their schools or contact the YMCA at 373-4166. Games will be played at the Carmel Middle School starting in January.

The program costs $7.50, which includes an iron-on emblem for the uniform T-shirt, a player's manual, membership card, participation certificate and YBA jacket emblem.





Growth management plan high on Sierra Club priorities list

By JANIE FIGEN, Chairman
Ventana Chapter, Sierra Club

The year 1978 has been one of reorganization and setting priorities to better use the time and abilities of our members.

High on the list of priorities is an early adoption of a growth management plan by Monterey County that will lead to strong decisions by the Planning Commission which will be upheld by the board of supervisors. The uncontrolled growth in our county has been costly to the residents in terms of service and wasteful of our environmental resources. The adoption of the revised Carmel Valley Master Plan should come early in this next year and clarify that area.

The popularity of our own state reserve, Point Lobos, has endangered its fragile ecosystems. Our members have been working with others from all over the state on making a master plan for Point Lobos that will preserve it and ensure its continued existence for future generations.

Trail work was the natural outcome of our very active outings program. Members worked during Trail Days last summer on trails in the Forest of Nicene Marks. At the request of the forest service our crews worked on maintenance of the South Fork of the Little Sur, and on restoring the Blue Rock Ridge Trail from damage caused by the Marble-Cone fire.

We have continued to follow the proceedings of the Coastal Commission and are participating in Local Coastal Plan process, which began with a public workshop on the LCP process in November in Pacific Grove.

Our negotiations with the Army over the grazing problems at Fort Hunter Liggett have led to a five-year study on range management which is now in its second year. Our wildlife and endangered species committee has been active in promoting the translocation of Tule Elk to Fort Hunter Liggett where some have already been moved. We supported the Endangered Species Act in Congress this year and expect to continue efforts this next year because the Congress passed only an 18 months' extension of the bill this year.

In the coming year we will have to consider possible action to save the last of the California Condors. In cooperation with the Department of Fish and Game, we (along with other groups and individuals) are working on a proposed management plan for Elkhorn Slough.

Our members are enthusiastic over the possibility of Monterey Bay becoming a marine sanctuary. In this view we spoke against the OCS lease 53 which would have allowed oil drilling off our coast. The request by Pacific Gas and Electric Company for larger tanker facilities has also caused concern because of the possibility of a catastrophic spill.

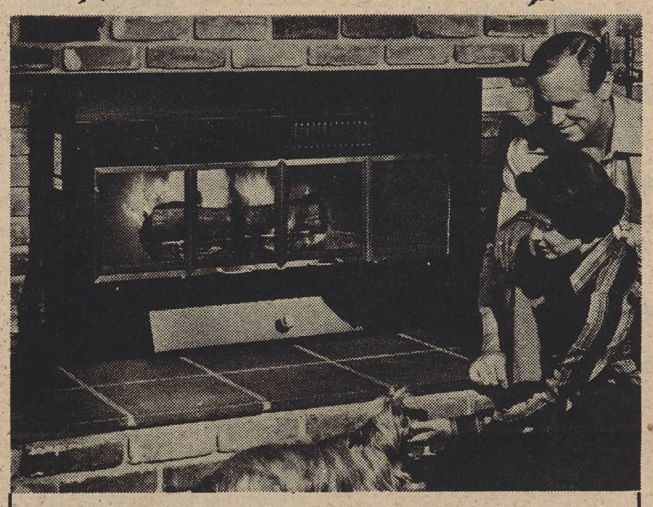
The major national campaign has been the Alaska Lands Act which would, when passed, preserve vast areas of the state. We will continue efforts this next year to pass this most important legislation. We were greatly relieved at the expansion of the Redwood National Park and really pleased when Mineral King became a part of Sequoia National Park. The proposed plan for Yosemite is encouraging in that it will ease pressure on the environment of the park.

Because of the passage of Proposition 13 we face the problems of a lack of money to acquire land for parks and open space and the ability to develop and maintain them. This will mean lean years until we can find alternative ways and means to protect the environment that makes Monterey such a desirable place to live.

We are extremely proud of our Environmental Center. In its second year, it has become self-supporting through its sales of books and calendars and several very successful fund-raising functions.

ACUPUNCTURE CLINIC
H.W'Huh, C.A.
903 Cass St., Monterey 646-9511

USE *Outlook* CLASSIFIEDS



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Turn your fireplace into an efficient and economical heating system by installing a FREE HEAT MACHINE®. It captures the heat normally lost up the chimney so that you can enjoy the beauty of your fireplace and heat your house at the same time! The FREE HEAT MACHINE® will produce enough heat to warm 1300 to 1500 square feet of living area.

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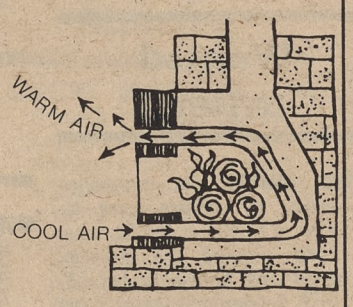
Cool air is drawn into the C-shaped tubes (which serve as the grate) with two-speed blowers. The air passes through the tubes, returning the warm air into the room at 160 cubic feet per minute. Smoke and gases escape up the chimney. The glass doors and draft control prevent heated room air from being drawn back into the fireplace.



The FREE HEAT MACHINE® can be heating your home tomorrow!

The unit is engineered to fit easily into your existing masonry fireplace. After assembly, you just slide it into place, connect the electrical cord, and start a fire! For more information, give us a call today.

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624-7260 Days or Evenings

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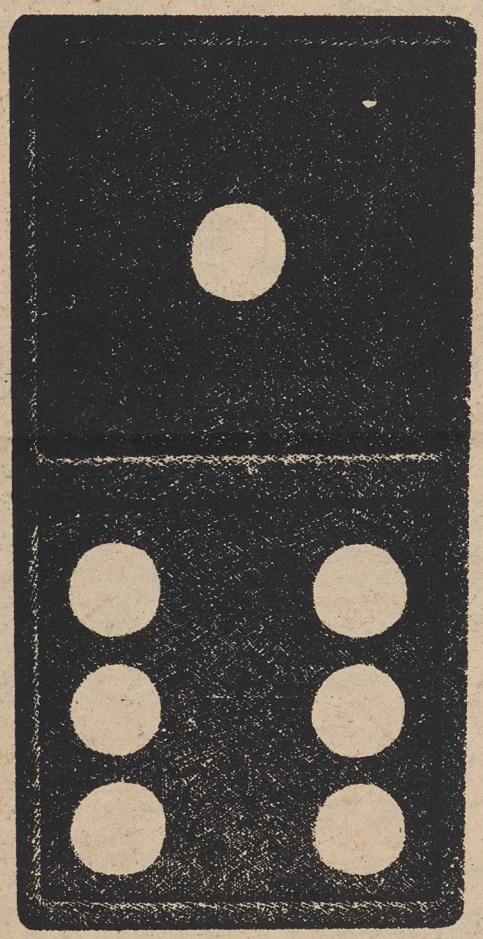

	Regular Account	Certificate Accounts*					
Annual Yield	5.39%	5.92%	6.72%	6.98%	7.79%	8.06%	8.33%
Annual Interest Rate	5.25%	5.75%	6.50%	6.75%	7.50%	7.75%	8.00%
Minimum Balance	$1.00	$500	$1,000	$1,000	$1,000	$1,000	$1,000
Minimum Term	Not Applicable	3 MONTHS	1 YEAR	2½ YEARS	4 YEARS	6 YEARS	8 YEARS

*Federal regulations require a substantial interest penalty for premature withdrawal

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Public Notices

NOTICE TO CREDITORS
SUPERIOR COURT OF CALIFORNIA,
COUNTY OF MONTEREY

Estate of FRANCES E. GOURLEY, Deceased.

No. 6177

NOTICE IS HEREBY GIVEN to the creditors of the above named decedent that all persons having claims against the said decedent are required to file them, with the necessary vouchers, in the office of the clerk of the above entitled court, or to present them, with the necessary vouchers, to the undersigned at Post Office Box 805, Carmel, California, which is the place of business in all matters pertaining to the estate of said decedent, within four months after the first publication of this notice.

Dated December 22, 1978
DONALD G. FREEMAN
PERRY, FREEMAN & HAWLEY
Post Office Box 805
Carmel, California
Attorney for Executrix

FRANCES T. GOURLEY RUTHERFORD
Executrix of the Will
of the above named decedent

Dates of Publication:
Dec. 28, 1978;
Jan. 4, 11, 18, 1979

(CVO 1205)

FICTITIOUS BUSINESS NAME STATEMENT
File No. F5399-08

The following person is doing business as: SUN VALLEY REALTY, 1 E. Carmel Valley Rd., Carmel Valley, CA 93924.

Francis O. Hughes
P.O. Box 105
Carmel Valley, CA 93924

This business is conducted by an individual.

FRANCIS O. HUGHES

This statement was filed with the County Clerk of Monterey County on Dec. 6, 1978.

ERNEST MAGGINI
County Clerk

Date of Publication:
Dec. 14, 21, 28, 1978
Jan. 4, 1979

(CVO 1168)

SARA O'SHIELDS RYALS
Attorney at Law
325 Cayuga Street
Salinas, CA 93901
408-758-5888
Attorney for Petitioner

SUPERIOR COURT OF THE STATE OF CALIFORNIA, COUNTY OF MONTEREY

In the Matter of the Application of JUNE O'SHIELDS HUTCHINSON for leave to Change her name to JUNE CRUCE O'SHIELDS

No. 74583

ORDER TO SHOW CAUSE

JUNE O'SHIELDS HUTCHINSON, Petitioner, having filed her application in the above entitled matter, and said applicant having therein requested permission to change her name from JUNE O'SHIELDS HUTCHINSON to JUNE CRUCE O'SHIELDS.

IT IS HEREBY ORDERED that all persons interested in said matter appear before this Court at the County Courthouse, 240 Church Street, City of Salinas, California, on Nov. 9, 1978 at 10 a.m., and then and there show cause, if any there may be, why the application should not be granted. It is further ordered that a copy of this order be published in the CARMEL VALLEY OUTLOOK NEWSPAPER once a week for four successive weeks and that said publication be completed prior to the hearing of this order.

Dated: Oct. 1, 1978

NAT A. AGLIANO
Judge of the Superior Court

Date of Publication:
Dec. 14, 21, 28, 1978
Jan. 4, 1979

(CVO 1259)

NEW CARS -- ALL SIZES
AL COOK'S
featuring
COMPACT CARS
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OLD WORLD CHARM IN CARMEL

Handsomely decorated master bedroom warmed by its own fireplace. Unique living room with its large fireplace, bar, and wine cellar created from stone, give this all-redwood home a special feeling. The kitchen with new appliances, greenhouse window and Spanish tile brightens your cooking hours. Two additional bedrooms and two baths plus den and loft complete this home for gracious living. All of this immaculately kept and close to town. $210,000. For sale by owner. 624-3746.

Open house, Sat. and Sun., 1-4 p.m.

CARMEL INCOME PROPERTY

One block to town, ocean views. Keep one unit for yourself for weekends and rent the others to help make your payments. There are three units -- two with two bedrooms, two baths, and one with one bedroom, one bath. Owner anxious to sell, so make us an offer. Asking $210,000.

SAN CARLOS AGENCY
Box 418, Carmel
624-3846 or 624-6618

Weddings are news . . .

Weddings are very special events and we want to tell about them. Here is how to submit your engagement or wedding news:

Obtain a wedding information form at the offices of the Pine Cone and Outlook, Ocean and San Carlos. If you prefer, write us at P.O. Box G-1, Carmel 93921. We will be happy to mail one to you. Photographs of the bride or the bride and groom together are welcomed. There are no restrictions. Both color and black and white photographs will be accepted. We cannot guarantee return of photographs. As a courtesy to the wedding parties, we will not publish a wedding story until after the wedding. For more information, call 624-0162.

WANTED:
Letters
Opinions
Views

Write: Editor
OUTLOOK
P.O. Box G-1
Carmel 93921

For Rent

FURNISHED SHORT-TERM rentals, apartments and rooms, monthly or weekly. Cable TV and heated pool.
BLUE SKY LODGE
in sunny Carmel Valley
659-9980

CHARMING ENGLISH STYLE HOME, Dolores near post office. Fully furnished, maid plus utilities included. $685. 624-7403.

HOUSE FOR LEASE. Ocean view home in Carmel, steps from beach with panoramic view of Carmel Bay. Immaculate. Three bedrooms, three baths, family room, two separate living areas. $1500 month. Harriet. Agent. 625-0663 or 624-8369.

CARMEL DOWNTOWN two bedroom apartment near post office and bus, new building, spacious. Rent includes all utilities except electricity. $425 on lease. 624-9541.

CARMEL. We have available two two-bedroom, two-bath homes, close in -- one furnished, one unfurnished. Adults, no pets. $550 each. Sallie Conn. Realtor, 624-1266.

ON MISSION near 4th, studio for one adult. $235. Also one bedroom apartment $300. Includes all utilities. Adults only, no dogs. First, last, deposit and references. 624-8422. If no answer, 1-427-3881.

Help Wanted

BABYSITTER, part-time for my seven-month-old, light housekeeping. References. Box 6626, Carmel.

WORKING MOTHER needs occasional babysitter available on short notice for children's illnesses and school holidays. Must drive, enjoy children, be interesting. Phone 624-7365 evenings.

$25 PER HUNDERD stuffing envelopes. Send self-addressed, stamped envelope. TK ENTERPRISE, Box 21679, Denver, CO 80221.

TEXAS REFINERY CORP. offers PLENTY OF MONEY plus cash bonuses, fringe benefits to mature individual in Carmel area. Regardless of experience, write A.O. Pate, President, Texas Refinery Corp., Box 711, Fort Worth, Texas 76101.

BECOME A MEMBER of America's largest volunteer organization now, the Red Cross. More than ever we need your time.

For Rent

CARMEL, two bedroom, two bath, four blocks to Plaza, fireplace, wood-glass privacy. $500. Phone 375-4110.

CARMEL, one bedroom, one bath, fireplace, secluded, convenient. $375. Phone 375-4110.

$275. CHARMING one bedroom duplex. Stone fireplace. Very private. Walking distance to post office. Phone 624-1907 evenings.

Commercial For Rent

1100 SQUARE FEET for lease. Well located Carmel shopping court. Beautifully appointed. Ideal for art gallery or retail shop. 624-9541.

NOW LEASING future commercial office space adjacent to Barnyard. 625-3272.

Vacation Rentals

17 MILE DRIVE-P.B.!! $125 Week! Low daily rates. Deluxe studio. King bed. Color TV. Stereo. Forest. Near beach. 372-5530.

VACATION RENTALS, PROPERTY management. Barbara Wermuth, Carmel Realty Co., 624-6484. 6484.

BEACHFRONT home, large modern 3 bedroom, 2 bath, 1 block to shopping and 17-Mile Drive. Fireplace, color TV, telephone, fully furnished. $365 week. (209) 524-6776 or (209) 529-5070.

VACATION RENTALS, property management. Ione Miller, San Carlos Agency, Box 4118 or 624-3846.

LINCOLN-GREEN COTTAGES
CARMEL

LIVING ROOM with fireplace, bedroom, full bath and kitchen. Near beach and tennis. Color TV, private phones and bicycles. 624-1880.

Wanted to Rent

$200 REWARD for information leading to available home for lease in Carmel or Big Sur area. Prefer secluded two bedroom, ocean view. Needed by Jan. 15, 1979. Optional preferences: guest house and-or corral. Phone 625-2989.

PEBBLE BEACH two-bedroom and den contemporary home. Dual brick fireplace in living room and den. Built-in kitchen with range, oven and dishwasher. $500 month. The Redick Co., ph. 624-4377.

SEVERAL RENTALS AVAILABLE, $350-$1,000, furnished, unfurnished. Garden Court Realty, 625-3500 or 625-1400.

Misc. For Sale

CHRISTMAS SALE: piano, RCA video taper with camera, aquariums, child's drum set, enlarger, antique chest. 624-6013, leave message.

TYPEWRITER, German Olympic, portable, script type. Excellent condition, hard case, $50. 624-0723.

EXCEPTIONAL DINING TABLE, six cane chairs. Blonde burlwood. Designer quality. Cost $2500; sell $1000 or offer. 624-0123.

1 and 3 WOODS, 7 irons, bag and cart. Perfect condition. $75. 659-2026.

HANDSOME WHITE OAK office desk, excellent condition. Leather chair, $250. Small student desk, $30. Evenings 624-3049.

EXCELLENT OLD BEDROOM furniture: inner springs and mattress, two small tables, four chairs. DeVoe, 624-3363.

LAZY-BOY swivel recliner, apricot color, good condition. $45. 625-3442.

TAKAMINE guitar, model No. C136S. Includes hard case. $300. Evenings. 372-2935.

AZUKI 10-speed, practically new. Sun Tour gears, Dia-Compe brakes. White with matching carrier for car. $100. 624-2304 evenings.

AM-FM stereo car radio. New. Installed in my new car 2 mos. ago. I now have a cassette. $160 new. $100. 624-2304 evenings.

10 HISTORIC SHIPS MODELS for sale. Pebble Beach - Carmel, Nov. 11, 12, 13. Collection includes 6 models by William Hitchcock. Prices $1,200 - $12,000. For details call (415) 435-2844.

DELUXE FOLDING GAME TABLE, Hardwood frame, felt surface, seats 8, places for individual glasses. Like new. $75.

OLDER GOLF CLUBS preferably 1950s. Also wood shaft clubs. 659-2026.

NEWSPRINT: Hundreds of uses for newsprint end rolls: drawing, sketching, shelf lining, packing, pattern-making, kindling—you name it! Clean, unused newsprint from 25 cents to $2.50. Carmel Valley Outlook. Mid-Valley Shopping Center, 624-0133.

Real Estate For Sale

MONTEREY PENINSULA, CHOICE COMMERCIAL PROPERTY FOR SALE OR LEASE on approximately 2 acres with 296 ft. of main thoroughfare frontage. Total of 30,000 ft. of leasable area, 15,000 available now. $5,000 net monthly rent or for sale at $1,300,000. (Net income total of $10,000 monthly). Call Herma Smith Curtis agent, area 408, 624-0176.

TWO BEDROOM NEW CONDO at 8th fairway, Silverado Country Club, Napa. Price $142,000. Owner: (707) 252-2019.

"OPTION TO PURCHASE." $4200 necessary. Vacant three bedroom PG home. Excellent neighborhood. 625-0519 or 375-4935.

Classified advertising

Call 624-0162 to place a low-cost want ad today

Horse Boarding

RANCHO LAURELES Equestrian Center, offering complete horse boarding and riding facilities adjacent to Garland Regional Park, is now accepting reservations for January, 1979. For information, phone Judy Eisner, 624-0162 or 659-2023.

Special Notice

HINDU PHILOSOPHER-SCIENTIST willing to orchestrate Think Sessions and to establish a "Monastery of Disenchantment." Seeks organizational assistance as well as other types of help to get things going. Refreshing spiritual challenges, scientific enlightenment, and original ideas await those willing to join. Responses should be addressed to Darma Lingham Appavoo, c-o Carmel Valley Outlook newspaper.

FREE LECTURE ON ESP and mind awareness control. A unique and enlightening presentation by Mind Psi-Biotics founder and president, Dr. Helen Bangs. To be held at Carmel Holiday Inn, Monday evening Jan. 29, 7:30 p.m. Limited seating.

THIS PAPER WILL NOT be responsible for any ad appearing incorrectly for more than one insertion. If your ad appears inaccurately, please notify us immediately.

KIDS--SIGN UP NOW to sell the Carmel Pine Cone. It's a chance to earn extra money while having fun. Visit our new location (NE corner of San Carlos and Ocean, upstairs) to obtain your parental permission slip and you too can become an official Pine Cone salesperson. For those of you who have already signed up, come see us soon. We will be looking for you.

LA COIFFURE BEAUTY SALON. Now open seven days a week. 624-9187. In Lobos Lodge, Ocean Avenue, Carmel.

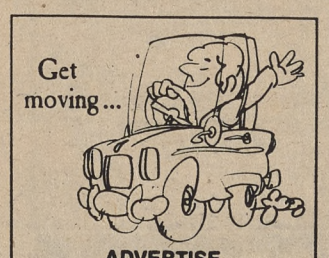
Antiques

HANDBRAIDED RUGS, drop-leaf (gate-leg) oak table, and more. 625-2393.

TURN-OF-THE-CENTURY English oak breakfront. Cost $1600; sell $950. 624-0123.

COLLECTOR PLATES pre-Christmas sale. Up to 37 percent off. Price list write Gallery of Collectibles, P.O. Box 2270, Gilroy, CA 95020.

SMALL ANTIQUE American pine table with one drawer. 19 x 23 x 28. $85. 624-9051.



Autos For Sale

1973 NOVA HATCHBACK. Fine condition. 45,000 miles. $2,400. 625-3623 eves.

1971 VW BUG, 95,000 miles. Runs well. Needs muffler and small amount of body work. Radial tires. $1,500. 659-2617.

1965 MUSTANG "California Classic." New transmission, new tires, engine recently overhauled. Brand new paint, bodywork. Excellent condition. Must see. $3,000. 384-1286 after 6 p.m.

'29 MODEL A FORD roadster, rare, concours, mint, $11,000. 624-7403.

BUICK SKYLARK, 1971, $1600 or best offer. 649-1273.

1973 CHEVROLET PICKUP. $1200 down. Automatic, power, very clean. 625-0519.

1977 FIAT SEDAN 131 Excellent condition. Up-to-date service. Phone 394-0288.

1975 FORD Longbed Pickup. Good condition. $2,300. Phone 372-2202 after 5 p.m.

Instruction

THE BEST TENNIS LESSON RATES ON THE PENINSULA. Half-hour lesson $5. Hour lesson $10. You won't find a better price, or a more down-to-earth teaching method. Beginners, advanced beginners and intermediates. Nothing fancy. Just basic tennis. Appointments for Saturday and Sunday mornings are now being accepted. I'm Bruce. Call me during the day at 624-3881 -- you can leave a message if I'm not in. Call me evenings at 624-7156. If you want to learn tennis you might as well learn it right.

Condo for Lease

DEL MESA beautiful two bedroom, two bath, carpeted, draped, refrigerator, unfurnished. Excellent location across from clubhouse. Available Jan. 1. Agent 624-6199 or 624-6551.

Rental Sharing

SELECTIVE SHARING INC.: A reputable new service designed to help those who have and those who need a home or apartment to share. All clients carefully screened. 624-3444.

STAN KLEIN, Authorized Representative for BLUE SHIELD of CALIFORNIA. Groups/Individuals. New high deductible, low cost, $1,000,000 Plan. For information, leave name and phone number at 625-2433, Ext. 25.

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Have out-of-town Buyers waiting for Carmel Businesses. Listings needed immediately.

Services Offered

PROFESSIONAL PAINTING. Let a licensed, bonded contractor with excellent local references serve you! My work features Sherwin Williams' best finishes and a written guarantee of satisfaction. Call me today for your free estimate! Mr. David Jones, 394-7992.

PET SITTING SERVICE. When a boarding kennel is out of the question, we will feed, walk and play with your pet twice a day, if necessary, as well as perform other services such as preparing special diets, providing emergency trips, etc. Phone ANIMAL FRIENDS, 625-0423 or 625-1260.

Personals

PROFESSOR, MALE, Chicago, 50, wishes settle Peninsula area. Needs advice. Be there end of Dec. Has some investment money. Write J. Judge, Oak View School, Bolingbrook, IL.

Situations Wanted

HOUSESITTING POSITION DESIRED by responsible Carmel Pine Cone employee. References. Call Cyndee, 624-0162.

MATURE WOMAN desires a live-in caretaker position with salary. Excellent gardener. No housekeeping. Private quarters required. References. 659-3076. Call after 6 p.m.

RETIRED COUPLE looking for house-sitting position winter months, references available. 624-2849 after Jan. 10, 663-2283.

$25.00 PER HUNDRED, stuffing envelopes. Send self-addressed, stamped envelope. TK ENTERPRISE, Box 21679, Denver, CO. 80221.

Wanted

WANTED: Any kind of gardening work. Lawns, trimming, etc. Call 659-4308 or 659-9997. Ask for Dave.

Services Offered

BABYSITTING, packages wrapped, baking and party planning. Do you have a need? 625-3638.

WINDOWS CLEANED. Enhance your home. Call 624-3712 for free estimate by a professional with reasonable rates.

THE ALEXANDER TECHNIQUE. Learn to move with ease, flexibility and freedom from strain. 624-6649.

HOUSESITTING POSITION NEEDED by responsible Carmel Pine Cone employee. References. Call Cyndee, 624-0162.

MR. FIX-IT repairs, painting, etc. Eighteen years in Carmel. No job too small. Ed Miller, 624-2930.

PAINTING AND PAPERHANGING by professional. 19 years experience. Free estimates. Local references. Joe DiMauro, 624-1207.

QUICK CARPENTRY SERVICE. Fences and gates, decks, stairs, porches. Call Victor, 372-0159.

ACCURATE FAST TYPING on IBM Selectric. Reasonable prices. 659-4015.

HAULING, DELIVERIES, LOCAL moving, yard problems. DON'T WAIT. Call Speedy in Carmel, 624-4980.

CUSTOM DESIGNED CLOTHING for special occasions. Private fashion consultation. Weddings, evening clothes a specialty. Call Willy at 659-4020 for appointment.

ENJOY CLEAN WINDOWS in your home. Reasonable rates by established professional. Call 624-3712 for free estimate.

PLUMBING, ELECTRICAL, SMALL job specialist, call Ed, 624-4678.

HOUSEKEEPING, thorough, dependable. Carmel only. Call 624-3712.

QUALITY CHILDCARE evenings by adult woman. Call 624-3712.

CARMEL GARDENING, experienced, reasonable, reliable. 625-0558.

Vacation Rentals Wanted

JAN. TO FEB., one or two bedrooms. House, Apt. C. Rhea, 1531 W. Main St., Decatur, Ill. 62522. (217) 422-6867.

Classified Ads

MINIMUM ORDER: 10 words

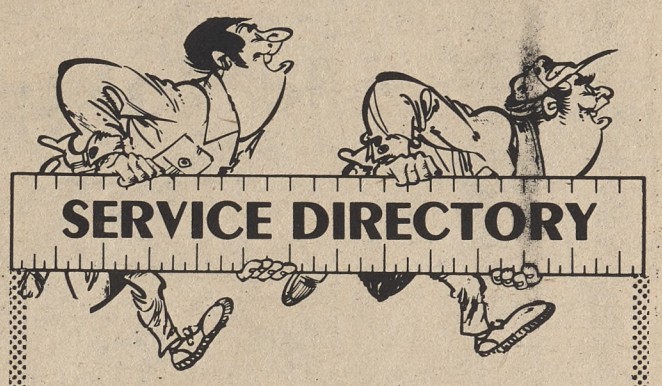
1 TIME	45¢ WORD
2 TIMES	55¢ WORD
3 TIMES	65¢ WORD
4 TIMES	70¢ WORD

Each additional week: 15¢ per word

Ads run in BOTH
THE CARMEL PINE CONE
and
CARMEL VALLEY OUTLOOK

624-0162

Deadlines: Monday 5 p.m.



SERVICE DIRECTORY

Call about our low, low service directory rates

CARMEL PINE CONE
CARMEL VALLEY OUTLOOK
624-0162

Appliance Repair

STANLEY APPLIANCE CO.
Sales and service on most popular makes. Factory authorized service for Kitchen-Aid, Frigidaire, GE and Sub Zero. 26380 Carmel Rancho Blvd. 624-8226

CARMEL VALLEY APPLIANCE
All appliances repaired. Guaranteed lowest rates. We repair anything with a plug. 659-4107

Boutiques

SWEATER SHOP BOUTIQUE, DRESS SHOP
Joan and Jerry Winters, owners Teeny-tiny sizes through Oh Boy! South Lincoln near Ocean, Carmel. 624-4224

Chimney Cleaning

TOP HAT CHIMNEY SWEEP
Fast cleaning, professional service. Member Nat'l. Chimney Sweep Guild. Anytime 373-0515

Disposal Svc.

CARMEL VALLEY DISPOSAL SERVICE
Residential-commercial garbage and rubbish disposal for Carmel Valley and Carmel and from Cachagua to Big Sur. Containers, debris boxes and compactors rented by the day, week or month. Over 50 years serving Carmel and suburban areas. 8th Ave. and San Carlos, Carmel. 624-4303

Electrician Services

Emergency Service, Remodeling, Consulting, New Installations. Roger Cannon. 659-4353

Housewatching

HOMEWATCHERS, LTD.
While you are gone; we'll check your home security, feed pets, bring in the mail and paper, adjust drapes. We'll make your home appear lived in. We also provide additional services such as stocking the kitchen before you return and will consider special requests. 659-2915

Laundries

DEL MONTE COIN-OPERATED LAUNDRY
In Monterey, between Hastings and Saks, at Del Monte Center. Open 7 days a week, 7 a.m.-11 p.m. Featuring NEW Maytag Dial-a-Fabric washers, Frigidaire top loaders, Philco/Bendix front loaders (single and double) and two heavy-duty 30 lb. washers.

Leather

CHICO'S LEATHER FOREVER
Quality repairs & custom work plus a large selection of bags, sandals, racquet covers, belts, huraches, etc. Reasonable prices. Ask a friend about our work, then stop by on your way to the Post Office. Parking close by. Del Dono Court, Dolores at 5th. 624-4842

Your listing here will get results because it reaches 15,000 readers every week!

Painting

PAINTING, RESTORING
Neat quality work, guaranteed durable, since 1964. 625-3307

HOUSEPAINTING
Interior or exterior. Two workmen include carpentry and repair. Reasonable. References. 624-4210

RICHARD H. WRIGHT
Professional painting inside, outside, all around the house. Carmel. 624-2927

WILSON'S PAINTING
Interior/exterior. $7.00 per hour. Free estimates. Please call Craig Wilson. 373-2590

M.E. GAMBLE
Specialized interiors, exteriors. Highest quality work. References. Free estimates. After 6 p.m. 624-7868

Upholstery

VERDE'S UPHOLSTERY
Custom furniture and auto upholstery. Rescreening done for screen doors. Carmel Valley Village. 659-3220

CARMEL PINE CONE
CARMEL VALLEY OUTLOOK
624-0162

Conditions for CV Ranch listed

Continued from page 3

should not be entered. Golf score cards shall be imprinted with a similar warning statement.

(9.) Water supply for makeup irrigation water over that available quantity of treated wastewater shall be adequately separated from domestic water supplies either by use of separate well or wells or by inclusion of air gap anti-syphon equipment. There shall be no cross-connection between the irrigation system and any domestic water system.

(10.) The proposed golf course clubhouse and maintenance facilities, if developed prior to residential areas, may be served by septic tanks and drainfields meeting the requirements of and subject to approval of the Monterey County Department of Environmental Health, provided drainfields do not extend within less than 10 feet above normal groundwater. The clubhouse and pertinent facilities will connect to a sanitary sewage system when available.

(11.) Sludge to be trucked off site to a suitable location approved by the Director of Environmental Health.

(12.) Detail plans for the sewage disposal system shall be submitted to and approved by the Director of Environmental Health. Once those plans have been approved by the Director, they shall be submitted to the County Service Area formed for their approval.

Cal-Am needs limited EIR

California-American Water Co. will have to prepare a limited environmental impact report before it can drill four new high-yield wells in the Lower Carmel Valley.

The Monterey County Board of Supervisors ordered the report on a 4-0 vote Tuesday. Supervisor Edwin Norris of Salinas was absent.

The board turned down the idea of an EIR in October when Supervisor Michal Moore of Monterey said he would sit down with representatives of Cal-Am to work out a way to mitigate the impact of the wells on vegetation along the Carmel River.

But Moore reversed his stand Tuesday, saying the decision by the Monterey Peninsula Water Management District to request a report influenced his decision.

Moore represents the supervisors on the district board.

Cal-Am wants to drill four wells which, at full production, would yield 5,000 acre-feet of water per year. The wells would boost total production by the company to 22,000 acre-feet per year, the maximum yield from all water sources available to Cal-Am. While all the well sites have not been selected, they lie generally in the area between the Rancho Canada and Carmel Valley golf courses.

Opponents of the well-drilling project have claimed the wells will kill trees and other vegetation along the Carmel River banks, speeding erosion along the river.

Richard Sullivan, vice president for Cal-Am in Monterey, said a new study was not needed since there is enough information in the record about the possible effects of the wells.

659-2222 or call 24 hours
CARMEL VALLEY ANSWERING SERVICE
ART DUNN OWNER-MANAGER

Carmel Valley Church Services

Christian Science Services
First Church of Christ, Scientist
Carmel
Sunday Services 11 a.m. and 5 p.m. Wednesday meeting 8 p.m. Sunday School at 11 a.m. Reading Room, Lincoln near Fifth. Open weekdays 10 a.m. to 5:30 p.m. Open Sundays and holidays, 1:30-4:30 p.m.
Monte Verde St., north of Ocean Ave. between 5th and 6th

SAFEWAY SPECIAL Vegetables Bel-air, Peas, Corn, Mix Veg., Peas & Carrots, Frozen, 10 oz. Buy 3 Save 11¢ 3 for $1
Monterey Jack Cheese, Safeway, Random Wts. Save Per lb. 10¢ SAFEWAY SPECIAL $1.99
Orange Juice SUPER SPECIAL Bel-air, Frozen Concentrate, 6 oz. Save 10¢ 39¢
Crushed Wheat SUPER SPECIAL Mrs. Wright's, 1½ lb. Buy 2 Save 18¢ 2 for 99¢
Mayonnaise SAFEWAY Low Price Nu-made, 32 oz. $1.09
Tomato Sauce SUPER SPECIAL Town House, 15 oz. Buy 4 Save 16¢ 4 for $1
Coffee SAFEWAY Low Price Edwards, 2 lb. $4.69
FINEST SAFEWAY QUALITY Look for the S on the label...it marks our finest quality & best value!
SUPER SPECIAL Salad Oil Nu-made, Pure Vegetable, 48 oz. Save 20¢ $1.69
Cling Peaches Save 6¢ SUPER SPECIAL Town House, 16 oz. 39¢
Stewed Tomatoes SUPER SPECIAL Town House, 16 oz. Buy 3 Save 23¢ 3 for $1
SUPER SPECIAL Salted Crackers Busy Baker, Crackers, 1 lb. Buy 2 Save 26¢ 2 for 99¢
SUPER SPECIAL Dog Food Safeway, Royal, 14.5 oz. Buy 4 Save 33¢ 4 for $1
Tomato Juice SUPER SPECIAL Scotch Buy, 46 oz. Save 8¢ 49¢
Fabric Softener SAFEWAY SPECIAL White Magic, Liquid, 64 oz. Save 20¢ $1.29
Laundry Detergent White Magic, 49 oz. SAFEWAY Low Price 99¢
Where Everything's Right Including The Price!
Corn SUPER SPECIAL Town House, Canned, 16 oz. Buy 3 Save 5¢ 3 for $1
Multiflame Logs SAFEWAY Low Price Safeway, 6 Pack $5.89

Safeway brand sale!

Bring Your Holiday Film to Safeway
B.Y.O.B. Bring Your Own Bag! Safeway will pay you 3¢ for any barrel bag that you bring back and we re-use to sack your groceries. Double bags count as one! INFLATION FIGHTER

U.S.D.A. CHOICE Beef Spectacular
LONDON BROIL Beef Round, U.S.D.A. Choice Grade Beef $2.39 lb.
Blade Chuck Roast U.S.D.A. Choice Grade Beef 99¢ lb.
Boneless Top Sirloin Steak Beef Loin, U.S.D.A. Choice Grade Beef $2.98 lb.
Boneless Strip Steak Beef Loin, U.S.D.A. Choice Grade Beef $3.88 lb.
Porterhouse or T-Bone Steak Beef Loin, U.S.D.A. Choice Grade Beef $2.98 lb.
Boneless Rib Eye Steak U.S.D.A. Choice Grade Beef $3.49 lb.
Flank Steak U.S.D.A. Choice Grade Beef $2.39 lb.
Cross Rib Boneless Roast, U.S.D.A. Choice Grade Beef Chuck $1.89 lb.
Sliced Bacon Smok-A-Roma (Mississippi Dubuque, 1-lb. $1.35) 1-lb. $1.28
Rib Roast Standing, Large End, U.S.D.A. Choice Grade Beef $1.99 lb.
Rib Steak Small End, U.S.D.A. Choice Grade Beef $2.49 lb.
Pork Sausage Whole Hog, Safeway, Mild, Medium or Hot, Frozen 12 oz. 99¢
Chuck Roast 7-Bone, U.S.D.A. Choice Grade Beef $1.19 lb.
Boneless Steak Top Round, U.S.D.A. Choice Grade Beef $2.19 lb.
Smoked Hams Hickory, Whole or Shank Half (Butt Portion: lb. $1.59) $1.49 lb.
CORNED BEEF SALE!
Boneless Corned Beef Brisket, Safeway, Regular or Kosher Style $1.57 lb.
Shenson's Super Size Whole, Boneless, Brisket, 7-lbs. Up $1.39 lb.
Shenson's Brisket Boneless, Plain & Old Fashioned $1.59 lb.
WHOLE BEEF ROUND TIPS U.S.D.A. Choice Sold Untrimmed $1.49 lb.

VITAMIN SALE!
Vitamin A Safeway, 10,000 I.U. SAVE 28¢ 100 ct. $1.29
Vitamin B Complex, Safeway SAVE 20¢ 100 ct. $1.99
Vitamin B&C Safeway SAVE 30¢ 100 ct. $2.49
Vitamin C Safeway, 500 mg. SAVE $1.46 250 ct. $2.49
Vitamin E Safeway, 400 I.U. SAVE $1.30 100 ct. $2.29
Multi-Vitamin Safeway SAVE 30¢ 250 ct. $2.39
Multi-Vitamin with Iron, Safeway SAVE 20¢ 250 ct. $2.59

Safeway Private Label Beer, Wine & Liquor Sale!
MacNairs Scotch 86 Proof, Quart (Case of 12, $67.08) Save 70¢ $5.59
Vodka Winner's Cup, 80 Proof, Quart (Case of 12, $40.68) Save 36¢ $3.39
Barossa Valley Variety Wines, 24 oz. (Case of 12, $23.88) Save 36¢ $1.99
Old Calhoun Straight Whiskey, 80 Proof, 1.75 liter (Case of 6, $46.74) Save $1.20 $7.79
LaMesa Generic Wines, 1.5 liter (Case of 6, $7.74) Save 30¢ $1.29
Brown Derby Beer, 6-12 oz. Cans (Case of 4, $3.96) Save 20¢ 99¢
No sales in excess of 20 gallons. No sales for resale. At licensed stores only.

Safeway Coupon With This Coupon D.C. Instant Coffee Safeway, 10 oz. 50¢ OFF
Limit one per customer. Limit one coupon per family please. Good only thru January 9, 1979. Valid at stores listed below.
Safeway Coupon
Safeway Coupon With This Coupon D.C. Safeway Aspirin 100 count 25¢ each
Limit one per customer. Limit one coupon per family please. Good only thru January 9, 1979. Valid at stores listed below.
Safeway Coupon
SAFEWAY COUPON With This Coupon D.C. $1 OFF Film Developing One Roll of Color Print Film
Our Regular Low Price of Developing & Printing
Present this coupon when you pick up your photofinishing order and $1.00 will be deducted from the total price.
LIMIT: ONE COUPON PER ROLL OF FILM. OFFER EXPIRES: JANUARY 31st, 1979.
SAFEWAY COUPON

BIG BAG STOCK-UP SALE!
Russet Potatoes U.S. #1, Compare the Size and Quality! 10 lb. Bag 58¢
Raisins Sun Giant, Bakers Dozen package 13-1 oz. Boxes 98¢
Yellow Onions U.S. #1 3 lb. Bag 38¢
Spinach New Zealand, cello 10 oz. Bag 38¢
Navel Oranges California Grown 4 lb. Bag 98¢
Mushrooms Good so many ways! 8 oz. Pkg. 68¢
Pink Grapefruit Great for Breakfast or Snacks! 8 lb. Bag 98¢
Tangelos A delicious snack, cello 3 lb. Bag 88¢
Delicious Apples Golden, Washington Extra Fancy 3 lb. Bag 78¢
Carrots Fresh and Crisp, cello 2 lb. Bag 38¢
Pippin Apples California Grown 4 lb. Bag 98¢
Delicious Apples Red, California Grown 4 lb. Bag 98¢

Items and prices in this ad are available January 3, 1979, thru January 9, 1979, at all Safeway Stores in the following counties: *Solano, Napa, Sonoma, Marin, Contra Costa, Alameda, San Francisco, San Mateo, Santa Clara, Monterey and Santa Cruz. *Prices not effective in Vacaville or Fairfield. Sales in retail quantities only.
SAFEWAY